

CDB PROJECT NO: 830-030-167-CA
AGENCY: 830 University of Illinois
DESCRIPTION: Construct a Drug Discovery and Cancer Research Pavilion - Commissioning Services
LOCATION: 830-030 University of Illinois - Chicago, Cook County
COUNTY: Cook County - 031
CDB PROJECT MANAGER: Watkins, Kenneth
APPROPRIATED AMOUNT: \$232,000,000
ESTIMATED TOTAL PROJECT COST: \$232,000,000
PROFESSIONAL LIABILITY INSURANCE REQUIRED: \$750,000
PROJECT FEE CLASSIFICATION: I N

CDB Project Name:	830-030-167-CA Construct a Drug Discovery and Cancer Research Pavilion - Commissioning Services
Facility / Building Description:	The University of Illinois Chicago (UIC) is a 180-building institution established in 1965.
Scope:	The scope of services provides for LEED Enhanced Commissioning Services (design and reviews, construction / field inspection and start-up, functional performance testing, including O & M training and warranty review) for the construction of an approximately 190,000 square foot building program. The multi-story building will be located on UIC's west campus, north of the University of Illinois Hospital and directly connected to the existing UIC Pharmacy Building. It will feature academic research laboratories and instrumentation rooms to support the full spectrum of drug discovery. It will also include lab space for the College of Liberal Arts and Sciences with state-of-the-art laboratory space that will foster innovative research and development in complementary, interdisciplinary fields. The design of the building will enable cross-departmental collaboration and provide opportunities to advance technology transfer, education and engagement. The building will be designed with conference rooms, classrooms, and office spaces to support teamwork and collaboration. The building is envisioned to include wet and dry lab space dedicated to support the research mission of the University of Illinois Cancer Center. This pavilion will allow for the co-localization of research programs that are critical to advancing University of Illinois Cancer Center's efforts to become a National Cancer Institute (NCI) designated cancer center. The site location of the building is on the south side of Polk Street. It will have a prominent street presence and adjacency to the Polk Pink Line CTA station. The location will afford the facility the opportunity to create a strong public presence, pedestrian connections to the Colleges of Medicine and Dentistry along Polk Street. The project will include all site utilities, including construction of a chilled water line to UIC's Central Plant located south of the University of Illinois Hospital. This project is an integral component of the Discovery Partners Institute, or DPI, as an important initiative in the focus area of Health & Wellness. The proposed Drug Discovery and Cancer Research Pavilion will provide the infrastructure needed to bring together university researchers, students, and industry for the purpose of creating innovative therapeutics. The goal is to create the infrastructure needed to advance and position UIC as a leader in the discovery, development, and commercialization of drugs and pharmaceutical technologies. A minimum of LEED Gold Certification will be required, and additional energy efficiencies will be considered. The scope of services also provides for the facilitation of documentation required for LEED Gold Certification. The Commission Agent (CxA) will facilitate and monitor completeness and timeliness of LEED submittals during project design phase, construction, close-out, and extended warranty period. The CxA will maintain all documentation required for submittal to successfully meet the requirements of LEED Gold Certification process by the USGBC following completion of design and construction. This includes all USGBC certification fees and USGBC documents required during design, bidding, construction, and project close-out. Give consideration to the application of renewable energy sources, including but not limited to, the use of solar energy. In addition to working with the Design-Build team, the CxA will work with the Bridging Firm during program analysis and throughout the development of the bridging documents, including assistance that may be necessary during preparation of the Request for Proposals (RFP) for the Design-Build Team. The CxA must also provide commissioning services to verify compliance with the Illinois Stretch Energy Code, including Section C105 Construction Documents, Section C107 Inspections and Section C408 Maintenance

	Information and System Commissioning. The CxA must have documented commissioning process experience on at least two building projects with a similar scope of work within the last 5 years. The experience must extend from early design phase through at least 10 months of occupancy. It should be noted that the firm selected for Commissioning Services and any associated consultants cannot be a part of the Bridging Team and will not be allowed to be a member of the Design-Build Team. The A/E is encouraged to include independent cost estimators on their teams to verify estimates are in line with current market conditions to avoid project bids that exceed the available funding for the project. A/E estimates should be updated and verified at each stage of the project in accordance with the Design and Construction Manual. Designers are reminded that their Professional Services Agreements make them responsible for providing a design that is within budget, and they can be held responsible for redesign of the project should bids received exceed project funding.
The following A/E goals are applicable to the A/E team:	
MBE Goal:	0%
WBE Goal:	0%
Combined MBE/WBE Goals:	30%
Some level of participation from both MBE and WBE firms is required to satisfy this goal (this requires including one or more MBE AND one or more WBE firms on the team).	
PBE Goal:	0%
VBE Goal:	0%
Combined PBE/VBE Goals:	3%
The Illinois Works Jobs Program Act Apprenticeship Initiative will apply to all prevailing wage eligible work performed on this project.	
The interviews for this project are tentatively scheduled for October 15, 2025	
Selections for this are scheduled to be presented at the Board Meeting on November 13, 2025	
SUBMITTAL URL: https://gateway.app.e-builder.net/app/bidders/landing?accountid=ddb76823-c165-4574-8b20-20bf7c1667f7&projectid=73f896b0-5ba5-401c-bbbd-e69636ee3aea&bidpackageid=2de8edc4-c3ad-4297-95c7-e81682877605	