

NOTIFICATION OF RFP #8939
DESIGN, DEVELOP, AND MANAGE SENIOR LIVING FACILITY

Southern Illinois University Edwardsville ("University") requests proposals from responsible vendors or teams of vendors to meet its needs to design, construct, manage, and operate a Senior Living Facility located in the SIUE University Park. A brief description is set forth below for Vendor's convenience, with detailed requirements in subsequent sections of this solicitation. If interested and able to meet these requirements, the University appreciates and welcomes an offer.

Southern Illinois University Edwardsville (SIUE) is soliciting proposals from experienced and qualified Developers for an age-restricted, maintenance-free, upscale retirement community for senior residents (may or may not include a nursing home component), on land at SIUE University Park. Any contract issued as a result of this RFP would be between SIUE and the selected Developer.

The selected Developer will be responsible for all aspects of designing, constructing, and operating the Senior Living Facility. In 2013, SIUE contracted with Brailsford and Dunlavey, Inc. to conduct a feasibility study for a Senior Living Housing Complex. According to their final report, published in November of 2013, based on analysis of current faculty/staff members, retired faculty/staff members, alumni, and community members age 55 and over, close to 80% of all respondents were either "very interested" or "somewhat interested" in an age-restricted adult community development located near the SIUE campus.

Please read the entire solicitation package and submit your offer in accordance with the instructions. All forms and signature areas contained in the solicitation package must be completed in full and submitted along with the technical response and financial proposal which combined will constitute the offer. Do not submit the instructions pages with offers. Vendors should keep the Instructions and a copy of offers for future reference.

SIUE intends to award the desired contract as a concession in accordance with the State of Illinois Procurement Code and the Procurement Rules of the Chief Procurement Officer for Public Institutions of Higher Education. However, SIUE has chosen to follow a more comprehensive Request for Proposal process to insure fair competition.

All questions that pertain to this solicitation must be submitted in written form and submitted no later than 12:00 noon, prevailing time on May 16, 2014 to malbert@siue.edu. Questions received and University responses may be posted as an Addendum to the original solicitation on the Bulletin; only these written responses to questions shall be binding on the University. Vendors are responsible for monitoring the Bulletin for addenda and other updates. Vendors are encouraged to submit questions/statements if, for example, this RFP is too restrictive or requires excessive information, or to offer alternatives to be included with this RFP. However, all questions, statements, or suggestions must be e-mailed by the question deadline.

A pre-bid conference for all those interested in submitting proposals on the project will be held on April 29, 2014 at 1:00 p.m. prevailing time, in the Supporting Services Building, 99 Supporting Services Road, Edwardsville, IL 62026. Representatives of the University and University Park will be present to answer questions regarding the project and bidding procedures and to lead a site tour. All prospective bidders are encouraged but not required to attend.