

# REQUEST FOR INFORMATION

FOR THE PURCHASE OF REAL PROPERTY -  
VACANT LAND OR LAND FOR REDEVELOPMENT

For the

State of Illinois

Department of Central Management Services

WITHIN THE CITY OF SPRINGFIELD

Issued June 9, 2021



Proposals Due by June 28, 2021 by 3:00pm (Central Standard Time)

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## I. Project Overview

### a. Introduction

The State of Illinois Department of Central Management Services (CMS) is soliciting information from qualified respondents regarding availability of vacant land or land for redevelopment for purchase within the corporate limits of the City of Springfield, Illinois for the purposes of constructing a central computing facility for the Department of Innovation and Technology (DoIT).

### b. Project Description

DoIT has outgrown the current central computing facility, which is inefficient and dated. DoIT is working with the Capital Development Board (CDB) and CMS to build a new Central Computing Facility (CCF) that is cutting-edge and will allow the State's infrastructure to continue modernizing and evolving.

The new CCF will be located on a site within the corporate limits of Springfield with easy access to other governmental facilities. The new facility will be programmed to achieve at a minimum, LEED v4 Silver Certification for data centers and be programmed for approximately 325 State workers. The facility will require parking for employees and visitors and a loading dock area for deliveries with a single or double point of access. The current estimated building size is 90,000 square feet with an anticipated multi-story design.

Land totaling 8 to 10 acres is desired with parking onsite or 5 to 6 acres without parking onsite with offsite parking structures in walking proximity. DoIT's program needs require a site that has adequate access and proximity to utilities, no environmental conditions or hazards, no complicated geotechnical soil subsurface conditions, close proximity to public transportation options like bus and bicycle routes, is outside the FEMA 100-year and 500-year floodplains, no close proximity to interstates, railroads and the airport, and locally available amenities for the benefit of employees that will occupy the building. Consideration will also be made regarding project impacts on existing traffic, socioeconomic metrics and the current zoning/land use requirements of the proposed site.

Sites will be evaluated based on below Section II, Property Requirements.

Please note: This RFI does not commit CMS to contact or respond to any respondent to this RFI.

## II. Property Requirements

### a. Required:

- **Geographic location:** within the corporate limits of the City of Springfield. Properties within Jerome, Grand View, Southern View, Leland Grove or unincorporated Sangamon County will NOT be considered. Springfield zoning map for purposes of verifying location within City of Springfield (NIC zoning indicates Not in City): <https://publicworks.springfield.il.us/zoningmanager/>
- **Property Size:** Land totaling 8 to 10 acres is desired with parking onsite or 5 to 6 acres is desired without parking onsite with offsite parking structures in walking proximity.
- **Floodplain:** Property must be located entirely outside of the FEMA 100-year and 500-year floodplain boundaries.
- **Environmental:** No environmental conditions or hazard on site.
- **Soil:** No complex geotechnical soil subsurface conditions.
- **Other:** Multiple parcels may be combined if they border each other.

### b. Preferred:

- **Fiber:** Proximity to existing State facilities preferred for fiber connections.
- **Adjacencies:** Property is preferred to be minimum of 0.5 miles away from interstates, airports and railways.
- **Transit:** Ease of commuting including public transportation and bicycling.
- **Amenities:** Restaurants, recreation available in the vicinity for employee use/satisfaction.
- **Traffic:** Existing access suitable to meet increased traffic.
- **Economic Impact:** Ability to positively impact existing businesses/neighborhood in the site vicinity.

### III. Proposal Submittal Requirements

#### a. General Conditions and Instructions

If you own, manage, control, or represent properties/lands that meet the criteria outlined in this RFI, please submit your proposal as instructed below. Notice of this opportunity is posted at [www.illinois.gov/datacenterRFI](http://www.illinois.gov/datacenterRFI) and in the Springfield Journal Register.

Please note that for purposes of transparency, the Procurement Code does not apply to purchase of real estate per 30 ILCS 500/1-10(b)(6). All interested owners are encouraged to respond. CMS may pursue one or more proposals and has the right not to pursue any of the submitted proposals.

Sealed responses are due on or before **3:00pm CT on June 28, 2021**  
Proposals received after the due date and time will not be accepted

Proposals shall be sent to:

Central Management Services – Bureau of Property Management  
Attn: Michael Pittman  
313 S. Sixth St., Suite 214  
Springfield, IL 62701

Format shall consist of bound, 8 ½" x 11" paper, either portrait or landscape. Plans, Surveys or other relevant proposal documents may be printed for legibility purposes on 11" x 17" paper and folded.

Respondent acknowledges that CMS is subject to the Illinois Freedom of Information Act (5 ILCS 140/1). Information provided to CMS as part of this RFI may be subject to requests for access received from third parties under the provisions of the Act. The Respondent is hereby advised that any part of this RFI or any other material marked confidential, proprietary or trade secret, can only be protected to the extent permitted by Illinois statutes.

b. Submittal Contents

Please submit **3** hard copies of your proposal at the above mentioned address and submit pdf documents to [CMS.DataCenterRFI@illinois.gov](mailto:CMS.DataCenterRFI@illinois.gov). The proposal package shall contain at a minimum the following information:

- The name, address, telephone and email address of the building owner and primary contact
- A one-page executive summary to include owner info including ownership structure, site address, parcel size, zoning, condition and timing on availability
- Proposer’s Response Sheet
- Include a site plan or survey, ideally an ALTA Survey, if available
- Proposed cost and terms
- Disclosure of any known encumbrances on the property including leases
- Disclosure of any environmental and geotechnical studies such as Phase 1 and Phase 2 including soil testing results in the possession of the owner

IV. Schedule and Proposer Questions

a. Schedule

The following is a **TENTATIVE** schedule of events regarding this RFI: All deadlines are subject to extension at the discretion of CMS.

RFI Posted	June 9, 2021
Requests for Clarification due by 5:00pm	June 16, 2021
Clarification Responses Posted	June 21, 2021
<b>Proposals Due by 3:00PM CT</b>	<b>June 28, 2021</b>

b. Proposers Questions and CMS Responses

All questions must be submitted in writing. Proposers may submit written requests of clarification of this RFI and/or questions, on or before 5:00PM CT on June 16, 2021. Submit the completed form/questions via email to [CMS.DataCenterRFI@illinois.gov](mailto:CMS.DataCenterRFI@illinois.gov). Please reference CMS RFI-Springfield Land in the subject line of the email.

Written responses to properly submitted relevant requests will be posted by June 21, 2021 at [www.illinois.gov/datacenterRFI](http://www.illinois.gov/datacenterRFI).

Solicitation of information from the State of Illinois, CMS or any other agency outside of the designated process will not be addressed and may result in disqualification of the Proposer.

If any real estate transition results from this RFI, CMS will utilize its staff to execute any property purchase and does not intend to utilize any brokerage services.