



CONSTRUCTION MANAGER / GENERAL CONTRACTOR

Notice of Intent (NOI)

RR-21-4803

I-294 Site Redevelopment of Hinsdale and O'Hare Oases

4-2-2026

County: Cook
Route: I-294

1. **PROJECT IDENTIFICATION**

1.1 INTRODUCTION

The Illinois Tollway hereby informs industry via this Notice of Intent (NOI) of an upcoming Request for Qualifications (RFQ) solicitation associated with the “Project”. **The Project is anticipated to be delivered under a Construction Manager / General Contractor (CM/GC) contract. A project map is provided in Appendix A.**

The intent of this NOI is solely to inform industry of the Project for prospective Proposers to start preparing for the upcoming CM/GC procurement.

The Tollway Point of Contact for this Procurement is:

The Illinois Tollway Information Contact, Sherita Kelly
E-Mail: skelly@getipass.com

INTRODUCTION TO CM/GC

CM/GC is an alternative contracting method in which the Illinois Tollway contracts with a CM/GC Contractor that serves as a Construction Manager (CM) in the role of a consultant to the Tollway during the design phase (Phase One) and then transitions to a General Contractor (GC) during the construction phase (Phase Two).

The CM/GC Contractor is typically procured at a conceptual design stage, maximizing the ability to influence the scope, schedule, budget and risks of the Project. Procurement of a CM/GC Contractor will require a two-step, Best Value procurement, which includes the evaluation of a Request for Qualifications (RFQ) and a Request for Proposals (RFP), inclusive of a Technical Proposal and a Price Proposal. Please see Section 1.4 (*Selection Process Overview*) for more information. A stipend will not be offered for this procurement.

CM/GC projects are divided into two phases: Phase One (design) and Phase Two (construction). In Phase One, the CM/GC Contractor provides Phase One Services, which will typically include, but are not limited to, the following activities:

- Developing the Cost Model, and Open Book Estimates for Phase Two services, including providing Illinois Tollway a transparent view into Project direct costs, indirect costs, and risk pricing;
- Establishing the project schedule and exploring potential schedule-saving initiatives such as early works projects and long-lead material procurements;
- Performing constructability reviews;
- Creating construction phasing;
- Identifying, analyzing, and mitigating project risks, including risk mitigation plans;
- Performing site investigations;
- Refining the project scope and performing benefit-cost analyses of potential value-engineering concepts;
- Providing Illinois Tollway with potential innovations and construction techniques that Illinois Tollway may not be familiar with;
- Assist with third-party coordination; and
- Assist with permits.

CM/GC is typically utilized on technically challenging projects, which would benefit from early involvement from the CM/GC Contractor during Phase One.

When the CM/GC Contractor and Illinois Tollway have successfully mitigated major project risks and advanced design to specified point, the Illinois Tollway will request that the CM/GC Contractor develop a cost estimate and subsequent bid for Phase Two Services. Phase Two services will include constructing the Project.

While there appears to be a distinct line between Phase One and Phase Two Services, the CM/GC delivery method allows the CM/GC Contractor, during Phase One (and subject to (i) Illinois Tollway Approval and (ii) the successful negotiation of price), to identify and procure/construct “early work” packages for severable elements of the Project (e.g., procurement of long lead items, clearing/grubbing, utility clearing, demolition, etc.) in advance of agreeing to a price for the remainder of the Project construction. This can be advantageous to the overall Project schedule. It is expected that the CM/GC Contractor will assist in identifying such packages.

1.2 ESTIMATED PROJECT SCHEDULE

Below is a tentative schedule of dates for the procurement of this Project.

Milestone	Date
Issue NOI	4/2/2026
Estimated release of RFQ	5/1/2026
Estimated SOQ Submission Due Date	5/28/2026
Estimated release of RFP	7/22/2026

1.3 PROJECT INFORMATION

1.3.1 Scope

The project consists of three (3) new Oasis buildings and associated infrastructure along the I-294 corridor as follows:

- Hinsdale NB Oasis
- Hinsdale SB Oasis
- O’Hare NB Oasis

Additional details will be provided in the Request for Qualifications.

1.3.2 Project Goals

The Project goals are:

- Construct high quality infrastructure.
- Successfully negotiate Phase Two services.
- Start and finish construction as early as possible.
- Minimize impacts to Oasis operations and partners.
- Engage stakeholders and third parties.
- Provide feedback on the CMGC process

1.3.3 Estimated Contract Price

The project is anticipated to be a Category E with an estimated cost of \$100 to \$150 million.

CATEGORY	
A	\$10 - \$25M
B	\$25 - \$50M
C	\$50 - \$75M
D	\$75 - \$100M
E	\$100 - \$150M
F	\$150 - \$200M
G	>\$200M

1.4 SELECTION PROCESS OVERVIEW

The Illinois Tollway will use a two-step process to select a CM/GC Contractor to deliver the Project. Step 1 consists of an RFQ phase followed by Step 2 which is an RFP phase.

The RFQ will provide more in-depth information about the Project and request certain administrative and clerical information from each Proposer. Additionally, the RFQ will request qualifications, such as experience on relevant past projects as well as skills and experience of potential Proposer's Key Personnel. The Illinois Tollway will assess Proposers' Statement of Qualifications (SOQ) submitted in response to the RFQ. A group of Proposers (at least two but no more than five) will be shortlisted, granting them eligibility to respond to the subsequent RFP.

Shortlisted Proposers will be invited to respond to the RFP. The RFP will request Proposers submit a Proposal, which consists of two components: (i) Technical Proposal, (ii) Price Proposal, and (iii) Administrative Proposal. The Technical Proposal should describe the Proposer's technical approach to delivering the Project, including its approach to Phase One Services and Phase Two Services. The Price Proposal will be outlined in the RFP and may include costs for Phase One Services and/or a Phase Two Construction Fixed-Markup Fee, and the Administrative Proposal will include information not shared with the Tollway evaluators.

After Proposals are submitted, they will be reviewed by the Illinois Tollway and evaluated. The Proposer with the highest total score between the Technical Proposal and Price Proposal will be designated as the Apparent Best Value Proposer. The Illinois Tollway reserves the right to reject any or all Proposals.

1.5 SITE VISIT

The Illinois Tollway may make all parts of the Project worksite available to Proposers for visual inspection on a date to be determined and provided in the RFP.

2. RESTRICTIONS ON PARTICIPATION IN CM/GC CONTRACTS

2.1 CONFLICT OF INTEREST

Proposers must identify potential conflicts of interest and real or perceived competitive advantages they have related to this procurement. These may arise from prior or existing contractual obligations between a company and a federal, state, or local agency relative to the Project or the Illinois Tollway's CM/GC program. Proposers must disclose all relevant facts concerning any past, present, or currently planned interests which may result in an organizational conflict of interest upon Award of a contract. If a potential conflict of interest or competitive advantage is identified, the Proposer must submit relevant information to the Illinois Tollway's Purchasing Agent contact listed above.

The Illinois Tollway in conjunction with the Chief Procurement Office for General Services is solely responsible for deciding if conflicts of interest or a real or perceived competitive advantage exist and whether the Proposer can mitigate their effects. When the Illinois Tollway finds a participating entity has a conflict of interest or holds a competitive advantage that cannot be mitigated, it must be excluded from the Proposer. Interested contractors and parties may submit questions via email with respect to conflicts of interest at the parties' earliest opportunity to the Illinois Tollway Purchasing Agent contact identified above.

Proposers will be required to certify, by the signature of duly authorized representatives, that they are legally entitled to enter into a contract pursuant to this solicitation and that they shall not be violating, either directly or indirectly, any conflict-of-interest statute under Section 50-35 and Section 50-10.5(e) and 50-35 of the Illinois Procurement Code.

2.1.1 The firms listed below are not allowed to participate in this Project due to a known conflict of interest:

- Legat Architects
- AAA Engineers
- Collins Engineers
- DB Sterlin Consultants
- GSG Consultants
- Jacobs Engineering
- McClaren, Wilson and Lawrie, Inc.
- Site Design Group
- WSP USA, Inc.
- Ardmore Roderick
- HOH Group
- Morreale Communications
- HNTB Corporation

Attachment A: Project Map



JURISDICTIONAL MAP



CONSTRUCTION AREA MAP