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Governor Pritzker Announces Next Step Forward in Sale of the Thompson Center *Issues Request for Proposals for Technical and Project Management Expertise*

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CHICAGO – Governor JB Pritzker and the Department of Central Management Services today announced an important step forward in the sale of the James R. Thompson Center, by issuing a Request for Proposals for an array of project management and technical expertise to generate the best value from the sale for the State of Illinois.

“Selling the Thompson Center will help to build a more efficient state government,” said Governor JB Pritzker. “This is long overdue, and I look forward to moving forward to benefit our taxpayers.”

Opened in 1985, the JRTC is a 17-story marble, granite, glass, and steel structure, encompassing approximately 1.2 million sq. ft. of enclosed area. The building’s steel frame is topped by a cylindrical skylight, 75 ft. above the roof level. The sky-lit rotunda is 160 ft. in diameter and is surrounded by 16 floors of open office space. The main building enclosure system is glazed with single-pane, non-thermally broken aluminum frames. The system is energy inefficient and does not meet current standards for performance or thermal comfort.

Because of prolonged deferred maintenance and delayed capital projects, the construction cost in 2016 was estimated to be over \$300 million to bring the building into a good state of repair. The facility is also larger than necessary and costly to operate with annual operating expenses exceeding \$17 million. By divesting of the oversized, outdated and expensive facility, the State can relocate its core services to appropriate replacement spaces. This strategic relocation effort will reduce operating costs and increase productivity.

“Issuing this RFP moves the State a step closer to selling the property,” CMS Acting Director Janel Forde said. “The property is inefficient and expensive to operate. The State can achieve significant cost savings by relocating to more optimized space.”

Responses to the RFP for Technical and Project Management Expertise are due at 1 p.m. on October 4. A copy of the RFP is available on the General Services Illinois Procurement Bulletin, also referred to as the Bulletin or BidBuy (<https://www.bidbuy.illinois.gov/bsol/>).

The Offeror's conference meeting and networking event will be held at the JRTC in Chicago and at the Stratton Office Building in Springfield at 1p.m. on September 13.

In April, the Governor signed Senate Bill 886 into law that dictates the process for the sale of the property.

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