# **STANDARD FORM 33 (SF-33)**

## **SOLICITATION, OFFER AND AWARD**

**1. THIS CONTRACT IS A RATED ORDER UNDER DPAS (15 CFR 700)** | **RATING:** DX-A2

**2. CONTRACT NUMBER:** GS-07B-15428  
 **3. SOLICITATION NUMBER:** GS-07B-15428-RFP  
 **4. TYPE OF SOLICITATION:** Sealed Bid (IFB) [ ] | Negotiated (RFP) [X]  
 **5. DATE ISSUED:** March 15, 2025  
 **6. REQUISITION/PURCHASE NO.:** GSAFED-2025-03258

**7. ISSUED BY:** General Services Administration, Public Buildings Service  
 **CODE:** GSA-PBS-R5  
 230 S. Dearborn St., Suite 3300  
 Chicago, IL 60604

**8. ADDRESS OFFER TO:** Same as Block 7

**9. Sealed offers in original and 5 copies for furnishing the supplies or services in the Schedule will be received at the place specified in Item 8, or if hand-carried, in the depository located in:** Room 3340, Same Address as Block 7

**Until 2:00 PM local time on:** April 20, 2025  
 (Hour) (Date)

**CAUTION - LATE Submissions, Modifications, and Withdrawals:** See Section L, Provision No. 52.214-7 or 52.215-1. All offers are subject to all terms and conditions contained in this solicitation.

**10. FOR INFORMATION CALL:** **A. NAME:** Sarah Johnson  
 **B. TELEPHONE (NO COLLECT CALLS):** **AREA CODE:** 312 **NUMBER:** 555-7892 **EXT.:** 4328  
 **C. E-MAIL ADDRESS:** [sarah.johnson@gsa.gov](mailto:sarah.johnson@gsa.gov)

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### **OFFER (Must be fully completed by offeror)**

**12. In compliance with the above, the undersigned agrees, if this offer is accepted within 120 calendar days from the date for receipt of offers specified above, to furnish any or all items upon which prices are offered at the price set opposite each item, delivered at the designated point(s), within the time specified in the schedule.**

**13. DISCOUNT FOR PROMPT PAYMENT:** 10 CALENDAR DAYS: 1% | 20 CALENDAR DAYS: 0.5% | 30 CALENDAR DAYS: 0% | CALENDAR DAYS: 0%

**14. ACKNOWLEDGMENT OF AMENDMENTS:** The offeror acknowledges receipt of amendments to the SOLICITATION for offerors and related documents numbered and dated:

| **AMENDMENT NO.** | **DATE** | **AMENDMENT NO.** | **DATE** |
| --- | --- | --- | --- |
| 001 | 03/22/2025 | 003 | 04/01/2025 |
| 002 | 03/28/2025 |  |  |

**15A. NAME AND ADDRESS OF OFFEROR:** Zampino Construction Group  
 233 W. Wacker Drive, Suite 4500  
 Chicago, IL 60606

**15B. TELEPHONE NO.:** (312) 555-4200  
 **15C. CHECK IF REMITTANCE ADDRESS IS DIFFERENT FROM ABOVE [ ]**

**16. NAME AND TITLE OF PERSON AUTHORIZED TO SIGN OFFER:** Robert Zampino, Chief Executive Officer

**17. SIGNATURE:** *Robert Zampino* **18. OFFER DATE:** April 18, 2025

### **AWARD (To be completed by Government)**

**19. ACCEPTED AS TO ITEMS NUMBERED:** All items as stated in Schedule B  
 **20. AMOUNT:** $347,528,000.00  
 **21. ACCOUNTING AND APPROPRIATION DATA:** 47X0118-25-PBS-FY25-23450

**22. AUTHORITY FOR USING OTHER THAN FULL AND OPEN COMPETITION:** 10 U.S.C. 2304(c)( ) [ ] | 41 U.S.C. 253(c)( ) [ ]

**23. SUBMIT INVOICES TO ADDRESS SHOWN IN:** Block G.2

**24. ADMINISTERED BY:** Same as Block 7  
 **25. PAYMENT WILL BE MADE BY:** Finance Division  
 GSA Financial Services Center  
 P.O. Box 17181  
 Fort Worth, TX 76102

**26. NAME OF CONTRACTING OFFICER:** Elizabeth M. Rodriguez

**27. UNITED STATES OF AMERICA:** *Elizabeth M. Rodriguez* (Signature of Contracting Officer)

**28. AWARD DATE:** May 02, 2025

## **PROJECT DETAILS**

**PROJECT TITLE:** Federal Research and Innovation Center - Midwest Hub

**PROJECT LOCATION:** 1200 East Chicago Avenue, Chicago, IL 60611

**PROJECT DESCRIPTION:** Design and construction of a new 425,000 square foot Federal Research and Innovation Center to house multiple federal agency research operations. The facility will include specialized laboratory spaces, office areas, collaborative workspaces, conference facilities, and supporting infrastructure. The building shall meet LEED Platinum certification requirements and incorporate state-of-the-art sustainability features.

**CONTRACT TYPE:** Firm Fixed-Price Design-Build

**PERIOD OF PERFORMANCE:**

* Design Phase: July 2025 - April 2026
* Construction Phase: May 2026 - December 2028
* Project Completion: No later than December 31, 2028

**CONTRACT AMOUNT:** $347,528,000.00

**SPECIAL REQUIREMENTS:**

* LEED Platinum Certification
* Compliance with Federal Security Standards Level IV
* BIM Level 400 implementation throughout project lifecycle
* 35% Small Business Subcontracting requirement
* Davis-Bacon Act wage determinations applicable