

Invest South West RFP
South Shore RFP - 79th & Exchange

Frequently Asked Questions

Q1. How did DPD come up with these renderings?

A1. The development scenarios presented in the Invest South/West RFPs were created by pro-bono interdisciplinary teams led by the Chicago Central Area Committee (CCAC). Each scenario was led by a design firm, in the case of the 79th & Exchange Avenue RFP it was CallisonRTKL. There was also team of sub-consultants that provided market analysis to ensure feasibility of the development scenarios.

Q2. Is there an expectation for applicants to have 3rd party fiscal impact studies to be able to meet criteria for community wealth building?

A2. This is not a requirement. It is up to applicants to demonstrate how they are meeting the RFPs community wealth building goals.

Q3. What kind of environmental reporting is available on the sites?

A3. The subject sites are not City owned therefore the City has not completed any environmental assessments of the site. DPD expects the winning applicant to complete any environmental due diligence on the property prior to closing on the purchase of the land from the private owner. This included but is not limited to a, Hazardous Material Survey, Phase I Environmental Assessment and Phase II Environmental Assessment. The winning applicant is also expected to coordinate with the City's Department of Assets, Information and Services to review environmental assessment reports obtained for the site to determine the required scope of work for remediation, if applicable.

Q4. Does each RFP indicate what type of projects are optimal for each site?

A4. Each RFP indicates desired uses based on community feedback and market feasibility. Respondents may propose other uses or configurations of uses if they are consistent with the vision for the corridor set forth in 79th & Exchange Avenue RFP.

Q5. What is the timing of applying for NOF/SBIF?

A5. NOF Small is expected to open another round starting 3rd Quarter of 2021. For more information regarding this program, please visit chicago.gov/nof.

NOF Large has an open application process, you are free to apply at any time.

The subject sites are in Avalon Park/South Shore TIF, Small Business Improvement Funding is anticipated to be available in December 2021.

Q6. Will TIF be Available at the 79th & Exchange Avenue Sites?

A6. Both sites of the 79th & Exchange RFP are within the Avalon Park/South Shore corridor TIF. The current Avalon South Shore Corridor Tax Increment Financing Project Redevelopment Area expires in 2026.

- Q7. **How many incentives can you "stack"?**
A7. We intend to evaluate each response based on the evaluation criteria set forth in the RFP, one of which is financial viability. We are open to considering multiple layers of our incentives, and others, as needed in order to help make a project viable.
- Q8. **Can you elaborate more about the standards expected by DPD related to the community engagement process?**
A8. Throughout the 79th & Exchange RFP visioning community stakeholders were clear in their desire to be included in the future of the three existing buildings. The community expects to be involved and informed of the process. DPD encourages applicants to meet with the community prior to submittal to gather support and potentially form partnerships. Shortlisted respondents will have the opportunity to present their proposals to the Invest S/W community roundtables where their commitment to community engagement will be assessed by the community. This will be one of the factors that will influence DPD's decisions on which applicant is selected.
- Q9. **How will we be able to stay informed and be able to get an opportunity to take advantage of what is going on within the communities and be a part of the process?**
A9. The Invest South West Roundtables will be best community-based platform to stay informed about the RFP process.
- Q10. **Do you expect applicants to negotiate a purchase and sale agreement with the current owner of the 79th and Exchange RFP sites prior to submitting the RFP response?**
A10. No. DPD does not want applicants negotiating with the current owners unless they are selected as the winning applicant.
- Q11. **Will the City Provide Pre-development costs, in particular soft costs? What about Procurement?**
A11. The City does not typically cover pre-development costs. There is foundational support available via competitive grants. The Chicago Community Trust provides a pre-development grant up to \$100,000 to support community-based Black and Latinx developers and nonprofit organizations in covering the costs of pre-development services. The grant is not a reimbursable grant, so project teams are encouraged to apply as early as possible in their planning stage. As a TA partner for the Trust, Community Desk Chicago is available to answer questions related to qualifications and the application process. More information about the fund is available through the following link <https://www.cct.org/what-we-offer/rfp-pre-development-fund/>. You can also contact Ja'Net Defell directly at jdefell@communitydeskchicago.org.
- Q12. **Will the projects be union/prevaling wage?**
A12. Any project receiving City assistance/incentives will be subject to prevailing wage.
- Q13. **Would there be MWBE developer requirements on these developments?**
A13. Yes. The selected respondent must at minimum comply with the City of Chicago's construction requirements. During construction, at least 26 (twenty-six) percent of qualified project costs must be paid to City-certified Minority Business Enterprises (MBEs) and at least 6 (six) percent must be paid to City-certified Woman Business Enterprises (WBEs). In addition, Chicago residents must perform at least half of all construction-worker hours.

- Q14. **How can we connect with local developers (and contractors) if we are from “out-of-state”?**
A14. The list of attendees to the pre-bid conference will be published shortly after it is held. Trade associations and local community stakeholders may be able to provide leads.
- Q15. **Where will the RFP documents be posted?**
A15. The RFPs are available for download starting on April 23, 2021 from the City’s website at https://www.chicago.gov/city/en/sites/invest_sw/home/requests-for-proposals.html
- Q16. **Where can one get additional information about the market demand analysis and other components that resulted in the potential projects as designed?**
A16. Real estate market analysis was completed by each CCAC team for each RFP to inform the development concepts shown. Relevant market findings can be found in the RFP starting on page 40.
- Q17. **Do any of these sites prioritize art/culture place-keeping? Will there be requirements for MWBE professional services not just developer services?**
A17. One priority is for Culture place keeping specifically in the historically orange rated Charles Ringer building. This is to ensure that the local community has a home within the development and the neighborhood now and in the future. DPD expects that applicants will prioritize this vision as part of their response.
- Q18. **Has there been input from retailers or retail experts on feasibility of suggested uses and income potential from the proposed developments?**
A18. Yes. Real estate market and demographic analysis was completed by each CCAC team for each RFP to inform the development concepts shown.
- Q19. **As a part of the grading of the RFP, will we need to have our potential anchor commercial tenant in hand as we respond to the RFP?**
A19. Your project narrative must include a description of intended users of the development and/or proposed uses.
- Q20. **Are all of the projects exclusively mixed use or can a site be entirely residential?**
A20. The goal of each of these sites is to contribute to a lively mixed-use environment along Invest South/West corridors. DPD does not encourage ground floor residential at these sites.
- Q21. **How can we make sure this will be a fair process and that the RFP is not baked for a specific team?**
A21. The City of Chicago will review the submissions in accordance with the evaluation criteria described in the RFP document.
- Q22. **Will construction trade training be made available so that people from the communities may be able to possibly join the unions and work on these projects?**
A22. The City intends to work with workforce development agencies to recruit from the communities into the construction trades.
Construction trade training does exist at Dawson Technical Institute
Dawson Technical Institute of Kennedy King College
Address: 3901 S State St, Chicago, IL 60609
Phone: (773) 602-5555

Q23. **Will the City detail planned infrastructure investments that correspond to the RFP local areas?**

A23. Key Investment section of the RFP addresses this question.

Q24. **Does the City offer funding or partnership opportunities to private developers that are interested in developing on vacant neighborhood lots?**

A24. Depending on the projects contemplated for those vacant neighborhood lots, there could potentially be incentives provided by DPD (and/or DOH).

Q25. **A design firm submitted an application for the INVEST SOUTH/WEST architecture pre-qualification but was not selected. Are the respondents to the RFPs for site development required to use a design firm from the list of 32 prequalified architects?**

A25. Developers are not required to use firms on the pre-qualified list.

Questions pertain to the selection process, if any should be directed to

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Q28. **Is the Design Excellence Neighborhood Design Guidelines available?**

A28. Yes. The Design Excellence Neighborhood Design Guidelines is part of the addenda documents and available for downloading from the City's website at:

Humboldt Park –North Avenue RFP

https://www.chicago.gov/city/en/sites/invest_sw/home/requests-for-proposals.html