

5021 South Wabash RFP Q&A

Grand Boulevard/Bronzeville Community Area

Pre-Bid Conference 2pm - April 14, 2021

- **What public financial incentives are contemplated to be made available?**
 - See RFP section VI. Finance & Development Incentives on page 36.
- **Do existing floor plans exist?**
 - Existing floor plans do not exist, however the appraisal does provide on-site pictures of existing conditions. Additionally, there will be a site-tour on 4/21/2021.
- **Is there a particular type of project that the Alderman or the community is looking for?**
 - See RFP section V. Development Guidelines / Development Goals on page 34.
- **Is there an RSVP process to visit the site?**
 - No. DPD will email everyone who attended the Pre-Bid Conference an invitation to the site tour.
- **What kinds of collaborations is the department looking to see on this type of project response?**
 - The RFP indicates all evaluation criteria, including community wealth building, a development team that reflects the community, and economic development. In addition, the selected respondent must comply with the City of Chicago's construction requirements. During construction, at least 26% of qualified project costs must be paid to City-certified Minority Business Enterprises (MBEs) and at least 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. Projects that receive Tax Increment Financing (TIF) must pay prevailing wage rates for all construction jobs. For the purposes of this response, "Project Costs" means the sum of (i) soft construction costs paid to MBEs and WBEs and (ii) all hard construction costs for the proposed project
- **May a copy of the appraisal be obtained?**
 - Yes, the copy of the appraisal is located on the City's website and can be downloaded at: https://www.chicago.gov/city/en/sites/invest_sw/home/requests-for-proposals.html
- **Is office use acceptable?**
 - Yes, all uses under the current zoning as well as those that might require a zoning map amendment will be reviewed.
- **How do we get a LOI if we want to use the NOF?**
 - There are two different tracks for NOF: large and small. This site is eligible for NOF Large. The NOF Large program is managed differently from the NOF small. You can email your questions to: nof-large@cityofchicago.org
- **When will first cut decisions be made?**
 - DPD anticipates making the first cut(s) within 45 days from the RFP response due date (June 30, 2021).
- **Is it anticipated that work on this project would start Q1 or Q2, 2022?**

- The property conveyance will require legislative approvals including Community Development Commission, Chicago Plan Commission and City Council. It is reasonable to anticipate construction commencement to occur in the first quarter of 2022.
- **Is the developer responsible for community engagement, or the City?**
 - DPD will coordinate a community engagement strategy with the selected Developer.
- **Will the PowerPoint & Attendance List be available after the call?**
 - Yes. The meeting is live streamed on DPD's YouTube page, and a replay of it can be found at: youtube.com/c/chicagodpd.
 - Yes. Attendance List and Q&A will be made available on the INVEST South/West website (https://www.chicago.gov/city/en/sites/invest_sw/home.html).
- **How does the Pre-qualified Designer List work?**
 - The list is provided as a resource (included in the RFP Addenda) only.
- **What is the “partnership model” noted in the RFP?**
 - The City is looking for innovative responses to partnering with local developers and/or community groups to ensure local community wealth building and local representation.
- **Does the general contractor need to be part of the proposal?**
 - Only if they are part of the development partnership.
- **When will the selected development team be identified?**
 - July/August 2021.
- **Will there be a W/MBE commitment goal for soft costs?**
 - The department will not require MWBE compliance on soft costs. If the selected respondents choose to get credit for MWBE participation on soft costs, at least 26 percent of the selected respondent's "Project Costs," (defined below) must be paid to City-certified Minority Business Enterprises (MBEs) and at least 6 (six) percent of the selected respondent's Project Costs must be paid to City-certified Woman Business Enterprises (WBEs). For purposes of this response, "Project Costs" means the sum of (i) soft construction costs paid to MBEs and WBEs and (ii) all hard construction costs for the proposed project.
- **How will you review the applications?**
 - Selection criteria are listed in the RFP under: Section VIII: Selection Process, pages 44-47.
- **The RFP states a 10% deposit is required on the land purchase. If one is not selected, how long will it take to refund the deposit requirement for non-bid winners?**
 - DPD will return deposits within one week of our notifying you that your proposal has not been selected (either for the short list of respondents or as the “final” selected respondent).
- **Will RFP proposals be viewable and open for comment by the public or just community leaders?**
 - If engagement should occur, then the Department has the option to utilize the Community Roundtables, which are in fact public meetings and only the short-listed proposals will be presented to the community. All proposals are subject to FOIA.
- **Will a site tour be conducted?**
 - A tour will be conducted as the building is public property. A site visit is scheduled for April 21, 2021 between 11:00 am - 12:30 pm.

- **What is driving the 3-month response period? Is there flexibility on the application deadline?**
 - Three months were deemed an appropriate period to respond, given the level of development objectives included in the RFP.
- **Has DPD set aside pre-development budgets? Who is responsible for those costs?**
 - Pre-development funding is not available from the City.
 - The Chicago Community Trust has launched a program to assist with pre-development costs in the form of up to \$100,000 grants which may be a useful resource.
- **How will the City choose between two similar proposals; one involving a pre-qualified design firm vs. one involving a firm that is not pre-qualified?**
 - Selecting one of the Pre-qualified designers is not a requirement. Each proposal will be evaluated on its own merits, including team members.
- **Who makes the final decision on the winning respondent?**
 - DPD will make this decision.
- **How will the City ensure the team chosen is reflective of the community?**
 - Priority is given to teams that do reflect the community, either through local partnership and/or demographic composition; of course, this is assessed alongside other elements of the application including financial wherewithal, experience, development vision, etc.
 - The RFP indicates all evaluation criteria, including community wealth building and economic development.