

Pre-bid Conference Q&A

INVEST South / West Request for Proposals

79th Street – Auburn Gresham

2pm - September 14, 2020

Questions Needing Further Clarification from City:

Q: Is the developer responsible for community engagement, or the City?

A: DPD will coordinate a community engagement strategy with the selected Developer.

Questions Answered On The Call:

- Will the PowerPoint & Attendance List be available after the call?
 - PowerPoint/Recording Link: <https://youtu.be/zAkiInn2ISg>
 - Attendance List and Q&A will be made available.
- Are the design firms who contributed to the RFP eligible for inclusion in response to the RFP?
 - No. They are ineligible for the specific RFP site they contributed but they can be eligible for inclusion in other RFP sites.
- How does the Pre-qualified Designer List work?
 - The list is a resource (included in the RFP Addenda) list. Respondent's project design teams do not need to be on this list.
- 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(s) be identified?
 - Early 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 50-53.
- What is the “Earnest Money” required to submit?
 - All responses must include a Good Faith Deposit of \$6,900 in the form of a cashier’s check or certified check made payable to the City of Chicago. Proposals submitted with an improper form of deposit or an insufficient dollar amount will be disqualified. Deposits will be returned to all non-selected respondents (see Section VII, Good Faith Deposit, for more information).
- When will a South Shore RFP be released?
 - Although DPD plans to issue three additional RFPs in November 2020, we do not, at current time, have a timeline for a South Shore RFP.
- Can a team submit to more than one RFP?
 - Yes, there are no restrictions on how many RFPs a given team can respond to.
- Can a program different than the 50-unit building shown in the RFP be submitted?
 - Yes, provided it aligns with pre-stated goals written in past community plans and/or is accepted by the community during a future meeting once the project proposal is presented (with respect to zoning requirements and financial feasibility).
- Can you provide more information on the job creation economic impact analysis?
 - As noted in the Economic Impacts subsection (#9) of Section VII (Submittal Requirements): The respondent must provide an estimate of any new or retained permanent jobs that will be generated by the project and include an analysis in support of these claims. An estimate of the number of temporary construction jobs expected to be generated by the project must also be provided.
- What are the metrics DPD is using to measure job creation?
 - Full-time and part-time job creation; are new employees coming from the community or not?
- Will the Auburn Gresham site (or any others) require environmental remediation?
 - The RFP specifically addresses this issue on Page 24, Section 3: Environmental and Soil Conditions.
 - The City of Chicago has done no remediation on the subject property, and the City makes no representations, warranties or covenants as to the suitability of the land for any purpose whatsoever. The City will grant the selected respondent a right-of-entry for the purpose of conducting geotechnical and environmental tests.
- Is the developer responsible for the Community Engagement process for each site, or will the City lead this effort?
 - The City will continue to convene the Community Roundtables for the site in question.
- How much of a deviation from the development vision in the RFP would be acceptable?
 - The City is open to evaluating proposals that differ from what was shared in the RFP; however, it is important to note that what has been shown in the document is based on

a density, use, and financial feasibility analysis undertaken by DPD, with input from local stakeholders.

- What are the infrastructure improvements occurring along the Auburn Gresham corridor?
 - DPD is in constant coordination with CDOT and others to understand currently planned infrastructure improvements. Improvements known at this time are listed in the RFP on page 18: Land & Infrastructure.
- Will RFP proposals be viewable and open for comment by the public or just community leaders?
 - Engagement will occur via 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.
- Can you speak briefly to the differences in your urban vision between each of the three neighborhoods in the RFP's, and why you see it that way?
 - For each neighborhood, the goal is to revitalize neighborhood commercial corridors via a mixed-use development.
- Are the Auburn Gresham sites City-owned?
 - The RFP lists six parcels, all of which are City-owned. However, two adjacent parcels, which complete the block, are privately owned. Without these parcels, the six City-owned parcels still provide a viable development site. If an applicant wishes to propose redevelopment on the entire block face, a third-party transaction for that land would need to be pursued.