

# Laramie State Bank RFP Q&A

INVEST South / West Request for Proposals

Pre-Bid Conference 2pm - September 15, 2020

## Questions and Answers:

- **Are there drawings of the building available? Will a tour be conducted?**
  - No drawings are available, but the RFP addenda was updated on September 24, 2020 to include the Laramie State Bank building condition report, roof condition report and building stabilization budget.
  - Given the current building condition, the City is not yet sure about the feasibility of a tour. DPD is working with the private owners as well as the Departments of Buildings and Law to determine the feasibility of a tour for shortlisted RFP respondents following the November 24<sup>th</sup> submittal deadline.
- **How will the City guarantee or facilitate the sale of this private property.**
  - The private owners are motivated to sell. Having said that, the City does have acquisition authority and will pursue using that authority as needed.
  - The City does not own the Site, but has the authority to acquire it. Upon selection, and subject to City Council authorization, the successful respondent will enter into a redevelopment agreement with the City, committing, among other requirements, to privately purchase and redevelop the Site. If the City elects to exercise its eminent domain authority on behalf of the selected respondent, the redevelopment agreement will require the respondent to commit to paying the City's costs, including those incurred by third parties on the City's behalf, to acquire the Site through the use of eminent domain. Furthermore, if, as a result of the selected respondent's breach of the redevelopment agreement, the City abandons its condemnation case, the selected respondent will be liable for all costs owed by the City to the property owner(s) and its(their) attorneys. The successful respondent team may request financial incentives as part of its overall offer to purchase and redevelop the site in order to offset extraordinary redevelopment costs. The City may require the selected respondent to provide security (e.g., letter of credit) with respect to all or a portion of the costs that the City may incur in acquiring or attempting to acquire the Site.
- **Has a Phase I ESA been conducted?**
  - No
- **When/where are the monthly roundtables held?**
  - These online meetings are scheduled monthly via Zoom.
- **What was the process for generating the Pre-Qualified designer list?**
  - The RFQ process sought firms that met the ethos of "Design Excellence" to be shortlisted. Applicants are not required to select from this list.
- **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 vision included in the RFP and the analysis of potential financing gaps provided.
  - DPD will discuss whether this timeline should be extended for all applicants.
- **Is there an idea of potential price for the land?**
  - The successful respondent to this RFP will provide the best overall offer to the City, which will consider a combination of factors, such as (a) commitment to restoring and repurposing the bank building during the initial phase of development; (b) building out the remainder of the site with uses that maximize benefits to the public; and (c) offering a financial package that will maximize the overall value to the City while ensuring the long-term viability of the proposed development.
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- **Are the properties occupied?**
  - No, the properties are vacant. No relocation costs are required.
- **Is there a record / summary available of previous community discussions related to the project?**
  - Roundtable recordings are posted to the DPD YouTube channel.
  - The development framework provided in the addenda summarizes the input from community stakeholders related to the site.
- **Are respondents expected to reach out to the property owners prior to submission to negotiate a price of sale?**
  - The City does not own the Site, but has the authority to acquire it. Upon selection, and subject to City Council authorization, the successful respondent will enter into a redevelopment agreement with the City, committing, among other requirements, to privately purchase and redevelop the Site. If the City elects to exercise its eminent domain authority on behalf of the selected respondent, the redevelopment agreement will require the respondent to commit to paying the City's costs, including those incurred by third parties on the City's behalf, to acquire the Site through the use of eminent domain. Furthermore, if, as a result of the

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- **How long would acquisition authority take to facilitate, if needed?**
  - The City already has acquisition authority for the properties in question.
  - The timeframe for legal proceedings are difficult to gauge at this point, but DPD would look to expedite this process.
- **Is there a deadline for questions to be submitted?**
  - No deadline has been identified. Respondents are encouraged to submit questions as soon as possible.
  - Questions from these sessions are anticipated to be shared by Friday, September 25, 2020
- **Has DPD set aside predevelopment budgets? Who is responsible for those costs?**
  - No budgets have been identified
  - The Chicago Community Trust has just launched a fund for pre-development costs in the form of up to \$100,000 grants which may be a useful resource. More information can be found on CCT's website: <https://www.cct.org/what-we-offer/rfp-pre-development-fund/>
- **Will zoning be through the PD process? Will allowable density resemble what is shown in the RFP document?**
  - Zoning adjustments are potentially anticipated and will largely be supported.
  - PD designations will be made on a case-by-case basis, as needed.
- **How will the City choose between similar proposals, one involving a pre-qualified design firm and one involving a separate firm?**
  - Selecting one of the Pre-qualified designers is not required. Each proposal will be evaluated on its own merits, including team members, based on the evaluation criteria set forth in the RFP.
- **Who makes the final decision on the winning respondent?**
  - DPD will make this decision, with input from the Roundtable once short-listed respondents have been selected and have presented to the Roundtable. The land conveyance is subject to City Council approval.
- **How can condemnation authority be used to promote private development?**
  - Such an action is allowed, provided the City meets the required standards for set forth by law.
  - Condemnation may not be necessary if the landowners elect to sell to a third party or directly to the City without litigation.
- **Can the contact information for landowner(s) be provided?**
  - The City has an ordinance for acquisition authority on the property and will handle the land sale process in communication with the current owners. There is no need for individual RFP applicants to contact the owners at this time.

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- **Will the list of attendees be published?**
  - Yes, that will be available on the City's website, along with a link to the YouTube recording of the Question and Answer session.
- **Is any additional information available on the Evergreen Coop and the Community Trust?**
  - The Evergreen Grant application has been launched by the Chicago Community Trust; it is not City-affiliated but is supported by the City. More information will be shared shortly.
  - The Community Wealth Building ideas listed in the RFP illustrate the City's goals for partnerships with community organizations in order to meaningfully build local wealth. The goal goes beyond sub-contracting to include meaningful equity stakes in the project.
- **Is it required, or perhaps more advantageous, for a respondent to include a GC on the team?**
  - Including a general contractor as a team member of the respondent is not required. Proposals will be evaluated in accordance with the evaluation criteria.
- **How will a bidding war be avoided without the City purchasing the property?**
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- **How will the City ensure the team chosen is reflective of the community?**
  - The RFP indicates all evaluation criteria, including community wealth building, a development team that reflects the community, and economic development.
- **How will interested parties negotiate a sale price with the owners prior to the submission? Will the highest offeror be advantaged?**
  - Responses will be judged according to the evaluation criteria listed in the RFP
  - The successful respondent to this RFP will provide the best overall offer to the City, which will consider a combination of factors, such as (a) commitment to restoring and repurposing the bank building during the initial phase of development; (b) building out the remainder of the site with uses that maximize benefits to the public; and (c) offering a financial package that will maximize the overall value to the City while ensuring the long-term viability of the proposed development.
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- **How will the City evaluate the non-serviceable gap?**
  - The gap is merely one part of the criteria.
- **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.

- **Are original signatures required, or can electronic signatures be used?**
  - As noted in the Submission Format section of the RFP, the original RFP response “must be left unbound, contain original signatures, and be marked ORIGINAL.”
  - All required signatures are noted in the RFP.
  
- **Are any signatures required in association with the Legal Actions section of the Submission (*Item 10 in “Submission Contents”*)?**
  - No signature (original or otherwise) is required in association with this section in particular.
  
- **Can a single confidentiality agreement be submitted per firm?**
  - As noted in “12. Forms and agreements” of the Submission Contents section of the RFP, “each principal, project manager, and key team member identified in the proposal” must sign a confidentiality agreement. As noted in Question #19 above, original signatures are required in the ORIGINAL submission.
  
- **Will City Hall be open for physical delivery of documents on Nov 24<sup>th</sup>?**
  - City Hall is not currently open to the public; however, staff are currently in the office and are available to collect physical delivery of RFP responses please contact [ethan.lassiter@cityofchicago.org](mailto:ethan.lassiter@cityofchicago.org) to arrange dropoff of RFP material. Should this situation change prior to the November 24<sup>th</sup> RFP response deadline, notification will be made via the ISW RFP website.