

Invest South / West: Bronzeville RFP

Questions and Answers

- 1. When and where will pre-bid conference attendee list be available?**
 - a. The attendee list is available on the INVEST South/West website (https://www.chicago.gov/city/en/sites/invest_sw/home.html)
- 2. Will the PowerPoint & Attendance List be available after the pre-bid conference?**
 - a. Yes. The meeting was live streamed on DPD's YouTube page, and a replay of it can be found at: [youtube.com/c/chicagodpd](https://www.youtube.com/c/chicagodpd).
- 3. Do prequalified firms have to submit the qualifications portion of the submission?**
 - a. a. All respondents need to submit qualifications as outlined in the submittal requirements, including the submittal of qualifications for any design firm that the respondent selects from the List of Pre-Qualified Designers in the Appendices of the RFP
- 4. Has thought been given to how resources can support operating businesses as well as job creation and retention?**
 - a. City funding is most effective and appropriate for capital projects, rather than operational costs. However, programs like TIF Works for job-training support and the ability to work with Cook County on tax abatements (if eligible) do provide some avenues for such support.
- 5. How does the City create wealth focusing on rental and not owner-occupied housing?**
 - a. The RFP represents only one of a number of strategies for strengthening and revitalizing Chicago's neighborhoods. Additional opportunities for encouraging and supporting home ownership are being developed through collaboration between the Department of Planning and Development and the Department of Housing.
- 6. Design Excellence over community development, and not promoting other very good minority-owned design studios**
 - a. Through the release of this RFP, the City is expressing its commitment to community development and the building of local wealth. To support this work, the City is also committed to Design Excellence to ensure that the built and natural environments throughout the City benefit from high-quality design. The provided pre-qualified list of design firms were selected by an independent jury and should be considered a resource, not a requirement.
- 7. Will responses to the Q&A be recorded and posted in writing?**
 - a. The Q&A for all pre-bid conferences will be uploaded to the City's ISW website (https://www.chicago.gov/city/en/sites/invest_sw/home.html)
- 8. Where can I find the list of prequalified design firms?**
 - a. The List of Pre-Qualified Designers is included in the Appendix (B.3.).
- 9. Investment must go towards human capital and local ownership.**

- a. The City's commitment to local wealth-building is a focal point of the RFP. Projects are intended to encourage local ownership, which is included in the evaluation criteria.

10. Will there be a W/MBE commitment goal for soft costs?

- a. The selected respondent must comply with the City of Chicago's construction requirements. During construction, at least 26% of qualified project costs, which will be determined by DPD, 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. There is no MBE/WBE requirement for soft costs, but awardees are strongly encouraged to utilize MBE/WBEs in all areas of the project and credit will be given accordingly.

11. Are original signatures required, or can electronic signatures be used?

- a. 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."
- b. All required signatures are noted in the RFP.

12. Can a single confidentiality agreement be submitted per firm?

- a. As noted in 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 #11 above, original signatures are required in the ORIGINAL submission.

13. Will City Hall be open for physical delivery of documents on March 30, 2021?

- a. City Hall is not currently open to the public; however, a bin will be placed in the lobby on March 29 through 4:00 p.m. (CST) on March 30, 2021 to collect responses. Staff will confirm receipt of the proposal via email message within three working days. Should this situation change prior to the March 30th RFP response deadline, notification will be made via the ISW RFP website.

14. Is the developer responsible for community engagement, or the City?

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

15. Does the general contractor need to be part of the proposal?

- a. Only if it is part of the development partnership.

16. When will the selected development team(s) be identified?

- a. Late 2nd qt 2021.

17. Can a team submit to more than one RFP?

- a. Yes, there are no restrictions on how many RFPs a given team can respond to.

18. Has a Phase I ESA been conducted?

- a. No

19. What was the process for generating the Pre-Qualified designer list?

- a. The list was compiled by the Chicago Architecture Center and identifies qualified local design firms whose work exhibits Design Excellence. Applicants are not required to select from this list.

- 20. How will the City choose between similar proposals, one involving a pre-qualified design firm and one involving a separate firm?**
- a. 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.
- 21. Who makes the final decision on the winning respondent?**
- a. DPD will make this decision.
- 22. Can design firms not on the pre-qualified list be used? What is the advantage of working with the approved firm?**
- a. Yes. Respondents can utilize design firms that are not on the pre-approved list. The pre-qualified list is an additional resource that the City is providing.
- 23. The RFP indicates that the priority is market rate, for sale housing. Would mixed income (market rate & affordable), for rent housing be acceptable?**
- a. The City will accept responses that propose different housing types. We will evaluate each proposal based on the evaluation criteria set forth in the RFP.
- 24. Does the RFP specify an affordability goal for the number of units?**
- a. The amount of required affordable units would depend largely on the type of funding the developer wants to utilize to finance the project and the number of overall units the developer is proposing. Please see the "Affordable Requirements Ordinance" section on page 29 of the RFP for additional information.
- 25. What is the City doing to ensure that local, African American developers are in a position to be successful bidders for this and other ISW RFPs?**
- a. This is an explicit goal of the RFP and we will be evaluating proposals based on the respondent's ability to deliver an equitable development that focuses on community wealth building.
- 26. Is there a list of City-owned land available? Must a proposal include housing?**
- a. The City houses a database of city owned land on our website. Please visit www.cityofchicago.org/dpd for more information.
 - b. Housing is a desired component of this development as indicated through the community engagement process and market analysis completed.
- 27. What are the Department's expectations for minority participation?**
- 28.** 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
- 29. Does the ARO apply to this project, i.e. 10% or higher set aside for affordable "for sale" housing?**
- a. The development must comply with all ARO requirements. Please see Page 29 of the RFP document.
- 30. How can design firms apply to be on the pre-qualified list?**
- a. The pre-qualified list was created in partnership with the Chicago Architecture Center. It was an open call for Chicago based design firms and selected by an independent jury. Currently, there is not a plan for an additional open call.

- 31. How will you help make this more accessible for smaller emerging firms who do not have the resources to lay out all these expensive assets without financing?**
- The Chicago Community Trust has recently launched a grant program to assist smaller firms with pre-development costs. More information can be found at <https://www.cct.org/what-we-offer/rfp-pre-development-fund/>
- 32. Will there be Invest South/West Funds that can be underwritten for potential retail tenants? For tenant improvements, rent, staffing, etc.**
- The City has identified available funding sources for various portions of the project and detailed them within the RFP.
- 33. Are there any RFP's where mixed housing is not a need?**
- DPD has indicated that housing is a need for the neighborhood. More information on other community priorities can be found at https://www.chicago.gov/city/en/sites/invest_sw/home/requests-for-proposals.html
- 34. Was the market study included in the RFP? If not, will it be distributed?**
- Results of the market analysis are included in the RFP.
- 35. Can the site proposal be phased?**
- The preference of the City and the community is for the site to be completed in one phase. However, a multi-phased approach will be reviewed if a strong case is made in favor of multiple phases.
- 36. What is the status of the vacant lot across from the RFP site? Who owns it and what are their plans?**
- The vacant lot located at 456 E 47th Street is city owned.
- 37. Would the city consider or support a proposal which includes cultural/community space as a part of the ground floor public/retail program?**
- The City would consider proposals that include community/cultural spaces as a part of the ground floor as long as the proposal is financially feasible.
- 38. Can we include Central Arms Hotel in our response? Would Alderman Dowell support that move?**
- The Central Arms Hotel is currently subject to a case in Buildings Court. The Buildings Department is currently working on the disposition of this privately owned building. The applicant would need to coordinate with the Department of Buildings prior to submitting a response that includes the hotel. The Alderman is open to any ideas that would keep the structure on 47th St. albeit a different use.
- 39. Due to the price tag of this project potentially being in the \$14-20M price range, would the city consider selling the land for \$1 or some substantially reduced price?**
- The city is open to consider possible reduction of the land price.
- 40. Is there a criteria or guidelines other than the RFP to how the short list of developers will be selected?**
- The selection criteria are detailed in the RFP
- 41. 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).
- 42. Is there any requirement on union vs non-union workers for construction?**
- The City does not require union labors. However, the selected respondent must comply with the prevail wage statute, as applicable.
- 43. Is the hard construction cost for the residential portion of the development as indicated in**

the proforma realistic for the neighborhood?

- a. The proforma was developed as the result of a market analysis done by the City and our consultant team and therefore believe this to be a realistic reflection of what the current market can bear. You should rely on your own market analysis.