

Q&A

INVEST South / West Request for Proposals

Englewood Square Phase II

- 1. If someone is interested in multiple site Packages, should they submit multiple applications, or one that shows a collective concept?**
 - a. The City is prepared to financially support development on only one of the sites listed in the RFP at this time (Package B1, Packages B1 and B2, or Package C). If a respondent wishes to propose development on more than one site (e.g. Package B1 or Package C), they must submit a separate application for each Package. Each site proposal will be reviewed on its own merits, and only one development will be supported.
- 2. Sounds that a roughly 50-unit building is what has been financially viable for package C. Will respondent get the remainder of the site? What are the expectations for temporary site improvements for the areas that will be developed at a future date?**
 - a. Yes, the entire site of Package C (Lots 4 and 5) would be conveyed to a winning proposal for that site. This includes the underground stormwater vault contained in Lot 4 (see RFP Chapter III – Property Description). The City expects respondents to indicate both the proposed long-term vision and any interim / temporary improvements, including landscaping, for undeveloped portions of their selected site.
- 3. Does “town center” apply only to B1 parcel?**
 - a. The entire Englewood Square Development (Phase I and Phase II) are seen as the ideal location for a town center for Englewood, given both its location and its history. Within the area, the Package B1 parcel is the most natural site for the expression of the more specific “town square” concept – including a public open space associated with the renovated firehouse. However, development on Package C should still reflect the “town center” ideal, including the coordination of public open space and retail / community amenities.
- 4. When and where will attendee list be available?**
 - a. The attendee list is now available on the INVEST South/West website (https://www.chicago.gov/city/en/sites/invest_sw/home.html).
- 5. Do prequalified firms have to submit the qualifications portion of the submission?**
 - a. All respondents need to submit qualifications as outlined in the submittal requirements.
- 6. Why are plans for parcel A not included in the RFP? Is there a known development plan that may influence the adjacent sites?**
 - a. There are no current development plans for Package A beyond what is shown in the “long term” development imagery in the RFP, which is simply an expression of potential urbanism rather than a full development plan. The City anticipates the possibility of a future RFP for Package A, pending availability of City resources to support such development.
- 7. The Site is large enough to imagine phased development. Would the City financially support a second phase of development after first parcel is done?**

- a. Phased development is certainly anticipated on the site. At this time, financial resources have only been identified for near-term development on a single site (Package B1 alone, Packages B1 and B2 combined, or Package C alone). As future phases of development are proposed, the City will review available resources to support such development.

8. Will the City only finance B1 & B2, or C at this time?

- a. The City is prepared to financially support only a single site at this time. Potential sites include Package B1 alone, Packages B1 & B2 combined, or Package C alone.

9. 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 do provide some avenues for such support.

10. How does the City create wealth focusing on rental and not owner-occupied housing?

- a. The Englewood Square Phase II 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.

11. Design Excellence over community development, and not promoting 130 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.

12. How will City balance allocation of resources across various sites?

- a. Only one of the sites listed in the RFP (Package B1, Packages B1 and B2, or Package C) is anticipated to be developed at this time. This focused approach was developed to ensure that available resources would be targeted towards only a single development, while allowing the development community to provide input on the appropriate site.

13. Will responses to the Q&A be recorded and posted in writing?

- a. The Pre-Submission Conference is now available on YouTube (<https://www.youtube.com/c/chicagodpd>), and the Q&A for all pre-bid conferences has been uploaded to the City's ISW website (https://www.chicago.gov/city/en/sites/invest_sw/home.html)

14. Will DPD consider alternative development programs for Package C that are not 50-unit, 24-unit, and 12-unit buildings?

- a. The City anticipates that respondents' proposals will vary somewhat from the included program and urban form for any/all sites; however, it should be noted that these concepts reflect community priorities via the City's engagement process and have been assessed regarding the City's ability to financially support the development.

15. Where can I find the list of prequalified design firms?

- a. The List of Pre-Qualified Designers is included in the Addenda, Item B3.
- 16. 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. Financial and professional ability of the respondent is of course a key criteria, but respondents are also assessed on their meaningful inclusion of local representation.
- 17. How will you determine which site will be developed and supported?**
- a. Evaluation criteria are listed in the RFP. The City is prepared to evaluate proposals across the various sites and anticipates the possibility that short-listed responses could represent different development Packages.
- 18. Will there be a W/MBE commitment goal for soft costs?**
- a. 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.
- 19. 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.
- 20. Are any signatures required in association with the Legal Actions section of the Submission (Item 10 in "Submission Contents")?**
- a. No signature (original or otherwise) is required in association with this section in particular.
- 21. Can a single confidentiality agreement be submitted per firm?**
- a. 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.
- 22. Will City Hall be open for physical delivery of documents on Nov 24th?**
- a. 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. Should this situation change prior to the November 24th RFP response deadline, notification will be made via the ISW RFP website.
- 23. Are submissions including Package B1 expected to include all documentation for a Landmarks submission (e.g. project form, narrative, etc.)?**
- a. No. Submissions that include Package B1 are expected to comply with the guidelines of the Commission on Chicago Landmarks; however, additional documentation will only be required if the submission is selected as the winning proposal.
- 24. The Offer to Purchase form required under item 12.b in the Submission Contents and included as item C5 in the Addenda indicates that applicants should provide a legal description of the parcels being bid on. Where can this information be found?**
- a. The Offer to Purchase form has now been revised to remove this requirement and provide additional clarity regarding the descriptions of each parcel as well as clarity regarding Purchase Price calculations. The updated form is now reflected as a PDF in

the Addenda and as a Word document in the downloadable folder of fillable forms.

- b. In addition, the Plat of Subdivision associated with the Phase I development has been included in the Addenda as Item A8.

25. Given the limited time between the posting of the revised Offer to Purchase form and the deadline, is there any way to accept the original form instead?

- a. DPD will accept either the offer to purchase form that was included with the RFP (“Original OTP”) or the revised offer to purchase form that was issued on November ____, 2020 (“Revised OTP”).
- b. With respect to the Original OTP, if there is a discrepancy between the dollar amount per square foot and the total dollar amount, the City will disregard the dollar amount per square foot and the offeror will be bound by the total dollar amount.
- c. DPD will **not** require a legal description to be included in Exhibit A of the Original OTP.
- d. DPD reserves the right to require a proposer that has submitted the Original OTP to complete a Revised OTP.