

# Invest South West RFP Humboldt Park – Chicago Avenue

## Frequently Asked Questions & Pre-Bid Questions

### FAQ's Frequently Asked Questions

**Q1. How did DPD come up with these renderings?**

A1. The development scenarios presented in the Invest South/West RFPs were created by pro-bono interdisciplinary teams led by the Chicago Central Area Committee (CCAC). Each scenario was led by a design firm, but there was a team of sub-consultants that provided market analysis to ensure feasibility of the development scenarios.

**Q2. Is there an expectation for applicants to have 3rd party fiscal impact studies to be able to meet criteria for community wealth building?**

A2. This is not a requirement. It is up to applicants to demonstrate how they are meeting the RFPs community wealth building goals.

**Q3. What kind of environmental reporting is available on the sites?**

A3. For Humboldt Park – Chicago Avenue, the Appendix includes the following environmental report (as noted in the Addenda Table of Contents):

D1. NFR Letter for 3601 W Chicago Ave

**Q4. Does each RFP indicate what type of projects are optimal for each site?**

A4. Each RFP indicates desired uses based on community feedback and market feasibility. Respondents may propose other uses or configurations of uses as long as they are consistent with the vision for the corridor set forth in each RFP.

**Q5. What is the timing of applying for NOF/SBIF?**

A5. NOF Small is expected to open another round starting 3rd Quarter of 2021. For more information regarding this program, please visit [chicago.gov/nof](http://chicago.gov/nof).

NOF Large has an open application process; you are free to apply at any time.

The Humboldt Park – Chicago Ave RFP site is in a TIF where SBIF is available. The SBIF program opens for applications for 30-day periods in eligible areas as funds are available.

DPD has a citywide SBIF rollout schedule. The RFP site's TIF (Chicago/Central Park) will be open for applications in October 2021. Applications will be accepted starting Oct 1 and are due by 5 pm Nov 1.

For more information or a SBIF application go to <http://somercor.com/sbif>

**Q6. How many incentives can you "stack"?**

A6. We intend to evaluate each response based on the evaluation criteria set forth in the RFP, one of which is financial viability. We are open to considering multiple layers of our incentives, and others, as needed in order to help make a project viable.

**Q7. Can you elaborate more about the standards expected by DPD related to the community engagement process?**

A7. Shortlisted respondents will have the opportunity to present their proposals to the Humboldt Park – Chicago Ave Invest S/W Community Roundtable.

**Q8. How will we be able to stay informed and be able to get an opportunity to take advantage of what is going on within the communities and be a part of the process?**

A8. The Invest South West Roundtables will be the best community-based platform to stay informed about the RFP process.

**Q9. Do you expect applicants to negotiate a purchase and sale agreement with NHS's site prior to submitting the RFP response?**

A9. Neighborhood Housing Services of Chicago, Inc. (NHS) owns the parcel at 3601 W. Chicago Ave. and is willing to explore options for inclusion and redevelopment for their parcel pursuant to this RFP. NHS is open to explore various options with developers other than direct acquisition of the property which may include retaining ownership of the property through a vertical condominium or ground lease and/or participating as a joint venture partner with the selected development entity. More information will be provided by Linda Geene, Director, NHS Redevelopment Corporation. Email: [lgreene@nhschicago.org](mailto:lgreene@nhschicago.org)

**Q10. There are vacant properties along Monticello Ave adjacent to the property. Are these included in the RFP?**

A10. No. The City has not sought acquisition authority for these parcels. The property owner has expressed a willingness to be part of the RFP respondent's proposal. However, for the purposes of this RFP they have been excluded from the development concepts and programming of the Site represented. It will be left up to RFP respondents to consider private acquisition of these parcels if deemed necessary to their overall redevelopment proposal.

**Q11. Will the City Provide Pre-development costs, in particular soft costs? What about Procurement?**

A11. The City does not typically cover pre-development costs. There is foundational support available via competitive grants. The Chicago Community Trust provides a pre-development grant up to \$100,000 to support community-based Black and Latinx developers and nonprofit organizations in covering the costs of pre-development services. The grant is not a reimbursable grant so project teams are encouraged to apply as early as possible in their planning stage. As a Technical Assistance partner for the Trust, Community Desk Chicago is available to answer questions related to qualifications and the application process. More information about the fund is available through the following link <https://www.cct.org/what-we-offer/rfp-pre-development-fund/>

You can also contact Ja'Net Defell directly at [jdefell@communitydeskchicago.org](mailto:jdefell@communitydeskchicago.org).

**Q12. Will the projects be union/prevaling wage?**

A12. Any project receiving City assistance/incentives will be subject to prevailing wage.

**Q13. Would there be MWBE developer requirements on these developments?**

A13. Yes. The selected respondent must at minimum comply with the City of Chicago's construction requirements. During construction, at least 26 percent of qualified project costs must be paid to City-certified Minority Business Enterprises (MBEs) and at least 6 (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.

**Q14. How can we connect with local developers (and contractors) if we are from "out-of-state"?**

A14. The list of attendees to the pre-bid conference will be published shortly after it is held. Trade associations and local community stakeholders may be able to provide leads.

**Q15. Where will the RFP documents be posted?**

A15. The RFPs are available for download starting on April 23, 2021, from the City's website at [https://www.chicago.gov/city/en/sites/invest\\_sw/home.html](https://www.chicago.gov/city/en/sites/invest_sw/home.html).

**Q16. Where can one get additional information about the market demand analysis and other components that resulted in the potential projects as designed?**

A16. Real estate market analysis was completed by each CCAC team for each RFP to inform the development concepts shown. Relevant market findings can be found in the RFP starting on page 32.

**Q17. Does the site prioritize art/culture placemaking/keeping? Will there be requirements for MWBE professional services not just developer services?**

A17. Yes. Humboldt Park – Chicago Ave will certainly prioritize placemaking/keeping through public art. In partnership with the soon-to-be-selected Artist-in-Residence – a program launched by DPD/DCASE – the site and its surroundings will serve as one of several possible locations for enhanced public art / cultural interventions.

**Q18. Has there been input from retailers or retail experts on feasibility of suggested uses and income potential from the proposed developments?**

A18. Yes. Real estate market and demographic analysis was completed by each CCAC team for each RFP to inform the development concepts shown.

**Q19. As a part of the grading of the RFP, will we need to have our potential anchor commercial tenant in hand as we respond to the RFP?**

A19. Your project narrative must include a description of intended users of the development and/or proposed uses.

**Q20. Is this project exclusively mixed use or can a site be entirely residential?**

A20. The goal of the site is to contribute to a lively mixed-use environment along Invest South/West corridors. DPD does not encourage ground floor residential at this site.

**Q21. How can we make sure this will be a fair process and that the RFP is not baked for a specific team?**

A21. The City of Chicago will review the submissions in accordance with the evaluation criteria described in the RFP document.

**Q22. Will construction trade training be made available so that people from the communities may be able to possibly join the unions and work on these projects?**

A22. The City intends to work with workforce development agencies to recruit from the communities into the construction trades.

Construction trade training does exist at Dawson Technical Institute  
Dawson Technical Institute of Kennedy King College  
Address: 3901 S State St, Chicago, IL 60609  
Phone: (773) 602-5555

**Q23. Will the City detail planned infrastructure investments that correspond to the RFP local areas?**

A23. The Key Investment section of the RFP addresses this question.

**Q24. Does the City offer funding or partnership opportunities to private developers that are interested in developing on vacant neighborhood lots?**

A24. Depending on the projects contemplated for those vacant neighborhood lots, there could potentially be incentives provided by DPD (and/or DOH).

**Q25. A design firm submitted an application for the INVEST SOUTH/WEST architecture pre-qualification but was not selected. Are the respondents to the RFPs for site development required to use a design firm from the list of 32 prequalified architects?**

A25. Developers are not required to use firms on the pre-qualified list.  
Questions pertaining to the selection process, if any, should be directed to Gerardo Garcia:  
[Gerardo.Garcia@cityofchicago.org](mailto:Gerardo.Garcia@cityofchicago.org)

**Q26. Is the draft Neighborhood Design Guidelines now available?**

A26. Yes. The Design Excellence Neighborhood Design Guidelines is part of the addenda documents and available for downloading from the City's website at:  
Humboldt Park – Chicago Avenue RFP  
[https://www.chicago.gov/city/en/sites/invest\\_sw/home/requests-for-proposals.html](https://www.chicago.gov/city/en/sites/invest_sw/home/requests-for-proposals.html)

## **Pre-Bid Audience Questions**

**Q27. Can you describe in further detail some of the community's desires or concerns for new development in their area?**

A27. The community has outline through Neighborhood Roundtables and RFP Visioning Workshops a desire for new lease spaces for local businesses, Health and Wellness opportunities, Fresh foods Grocer options, Banking Services, and Pharmacy options being on the Chicago Avenue Corridor. Via a Plaza or hybrid Parking space, the community is interested in retaining current existent outdoor functions like the Summer Farmer's Market on site into the future development. Respondents should allow for open space flexible enough to accommodate likeminded activities.

**Q28. One of the plan drawings of the pro bono design showed the alley off Chicago Ave being vacated. Is there an assumption that the City is open to this possibility? What about the alley off of the side streets?**

A28. Yes, the City is open to vacating the alleyway in-between the RFP properties in order for them to be a unified property. Alley access must be maintained for the residents of 747 and 749 N Monticello Ave.  
In order to prevent a dead end of the existing Alley, respondents should provide a means for the alley to bend out onto one of the side streets of Monticello Ave or Central Park Ave.

**Q29. How many people are on this call?**

A29. 30

**Q30. Will there be a scheduled site visit?**

A30. Considering that the envisioned proposal replaces both existing buildings present. A site visit will not be planned.

**Q31. What programs does the city already have in place to help open up the corridor for development?**

**Anything done to make this an ETOD? Increased Wi-Fi connectivity?**

A31. Recent community investments can be found on page 20 of the RFP.  
Relevant Project Area Plans and City Initiatives, which include ETOD, can be found on page 34.