

Invest South / West: New City – Back of the Yards 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 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. If a respondent elects to use the design services of one of the design firms that appears in Appendix B.3. of the RFP (List of Pre-Qualified Designers), and that design firm does not have an ownership or control interest in the respondent, does the respondent need to submit that design firm's qualifications?**
 - 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 several 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. How is the City promoting both design excellence and community development through this RFP?**
 - 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 was developed by an independent jury and should be considered a resource, not a requirement.

7. Will responses to the Q&A be posted?

- 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 Designers?

- a. The List of Pre-Qualified Designers is included in Appendix B.3. of the RFP.

9. Must investment go toward 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 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.

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 of City Hall on March 29 through 4:00 p.m. C.S.T. on March 30, 2021 to collect responses. Staff will confirm receipt of the proposal via email message within two working days following receipt. 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 respondent.

- 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. It is anticipated that such identification will occur late 2nd quarter 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 List of Pre-qualified Designers?**
- a. The list was compiled by the Chicago Architecture Center and identifies qualified local design firms whose work exhibits Design Excellence. Respondents 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 based on the evaluation criteria set forth in the RFP. The land conveyance is subject to City Council approval.
- 22. Are recordings of the visioning workshops from October available?**
- a. Recordings of the visioning workshops on 10/15 and 11/5 are available on our website at https://www.chicago.gov/city/en/sites/invest_sw/home/new-city.html
- 23. Does DPD strongly encourage MBE/WBE minority partnerships at the prime levels of construction and design?**
- a. 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
- 24. Can a response include neighboring properties in the proposed approach and to what extent would the city like to see site control for the response?**
- a. A clear site vision was articulated in the RFP but any response that might be more financially feasible or make the project more beneficial to the community will be

reviewed, in accordance with the evaluation criteria. The proposal should include an executed LOI with the neighboring property owner(s).

25. Can DPD confirm or offer any insight regarding the next phase of RFPs for release in early Summer (Humboldt Pk, Southshore and Roseland/Pullman Communities)?

- a. The goal is to target those communities for a March release and as more information becomes available and as we work through those with the different neighborhood roundtables, we will post materials on the city website, on our YouTube channel, etc.

26. Can proposals include alternate programmatic elements which vary from the Lamar Johnson Collaborative housing concept shown in the RFP?

- a. The RFP vision describes neighborhood desires and priorities that were gathered through roundtable meetings but also in the market analysis and financial feasibility study. Development consultants from the Chicago Central Area Committee performed a market analysis to try to understand the types of uses that could yield a financially feasible proposal at this site and so that is how the programmatic elements were selected for the RFP. Proposals that capture the spirit of pedestrian-oriented, mixed-use environment will be reviewed against the evaluation criteria, which includes financial feasibility.

27. When is the next roundtable meeting?

- a. The next roundtable meeting is scheduled for February 18, 2021. Roundtable meetings cover Invest South/West program initiatives, including, but not limited to this RFP.

28. What is the transportation like in this area and does the city have any plans to invest in more transportation in New City?

- a. Please see the "Transportation & Infrastructure" section of the RFP (page 16).

29. Will proposals that do not include a housing component but still focus on supporting community needs and building community wealth be acceptable or will they be disqualified?

- a. DPD has indicated that housing is a need for the neighborhood. More information on other priorities can be found at:
https://www.chicago.gov/city/en/sites/invest_sw/home/requests-for-proposals.html
To be clear, all proposals will be evaluated in accordance with the RFP evaluation criteria.

30. Will the neighbors be notified in advance about upcoming meetings?

- a. Invest South/West Neighborhood Roundtable are public meetings. Neighbors are encouraged to attend. Please email sonya.eldridge@cityofchicago.org to join our roundtable meetings.

31. Have sites been identified for the new public library?

- a. DPD is working with the Chicago Public Library to identify potential sites for a new public library in Back of the Yards/New City. The final decision on the location will be made by the Chicago Public Library.

32. Neighbors on 47th and Justine need information in Spanish, will that be provided?

- a. We are committed to increasing our capacity to ensure meetings and materials are

bilingual, starting with this pre-bid conference held Jan. 21, 2021.

33. How were the construction costs in the RFP determined and what data was used to set them as shown?

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

34. How will parking work at this site?

- a. Tuck-under surface parking is one way to address parking at the site but there is also an underutilized surface parking lot directly across the street that could also contribute to supporting parking for this site. Tuck-under surface parking would be accessed via the alley. The site is also in proximity to the Ashland and the 47th Street buses and is a transit-served location which would require fewer parking spaces under city ordinance. Please see the "Vehicular Circulation & Parking" section of the RFP for additional information (pages 32-33).

35. What are the aspirational goals for building a green and sustainable development?

- a. Please review the section on sustainability in the RFP document on page 33.

36. Are you able to confirm if this property qualifies for TOD?

- a. Yes, the property is served by the Ashland Number 9 bus which is a designated TOD bus line according to the Chicago Zoning Ordinance.

37. What is the process in selecting tenants for these units?

- a. The selected respondent will be responsible for selecting tenants, subject to the requirements of the Affordable Requirements Ordinance.

38. You mention preference for previous experience with city programs as a priority. How do you see that being measured and what types of experience are most valued?

- a. As stated in the "Professional & Technical Competence" section of the RFP (page 50), the City is seeking: "Professional and technical competence as evidenced by the professional qualifications and specialized experience of development team, current and past performance of the development team on projects like the proposed project, and current and past performance on other projects."