

Invest South / West: North Lawndale RFP

Questions and Answers

- 1. When and where will pre-bid conference attendee list be available?**
 - a. The attendee list will be available on the INVEST South/West website within 1 week from the pre-bid conference date
(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 will be live streamed on DPD's YouTube page, and a replay of it can be found there within a day of the meeting: [youtube.com/c/chicagodpd](https://www.youtube.com/c/chicagodpd).
- 3. 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.
- 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 Pre-Submission Conference is available on YouTube (<https://www.youtube.com/c/chicagodpd>), and 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 Appedix.

- 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. 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.
- 10. 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.
- 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 #10 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 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 they are 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. Phase I ESA report is available via the ISW website. We also expect Phase II ESA to be posted once the report is completed.
- 19. What was the process for generating the Pre-Qualified designer list?**

- a. The RFQ process sought firms that met the ethos of “Design Excellence” to be shortlisted. 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, with input from the Roundtable once short-listed respondents have been selected and have presented to the Roundtable.