

## 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 RFP website](#) within one week from the pre-bid conference date.
- 2. Is the presentation from the pre-bid conference available?**
  - a. Yes, the presentation is available on the [INVEST South/West RFP website](#) and the recording of the pre-bid conference is available on [on DPD's YouTube page](#).
- 3. Do respondents need to submit qualifications for a design firm that is on the List of Pre-Qualified Designers?**
  - a. No.
- 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 do provide some potential avenues for such support.
- 5. How does the City create wealth when 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. 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 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 now available [on DPD's YouTube page](#) and the Q&A for all pre-bid conferences is available on the [INVEST South/West RFP website](#).
- 8. Where can I find the list of prequalified design firms?**

- 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 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 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 30<sup>th</sup> 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 they are 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 2<sup>nd</sup> 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. Have Phase I and Phase II environmental site assessments (ESA) been conducted?**
- a. The Phase I ESA report is available on the [INVEST South/West RFP website](#).
  - b. A Phase II ESA is scheduled to begin sometime in March of 2021 (weather permitting) and will require six to eight weeks for completion. The final Phase II report will be

posted to the RFP website once completed and shared with the RFP respondents as it will likely be completed after the deadline for submittal. If the Phase II report is not available before the deadline, DPD acknowledges that estimated project budgets for environmental remediation will not reflect the findings.

**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 design firms is not required. Each proposal will be evaluated 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 with input from the Roundtable once short-listed respondents have been selected and have presented to the Roundtable. The land conveyance is subject to City Council approval.

**22. Please clarify that the bird's-eye view rendering of the opportunity site in the RFP includes a separate affordable housing development already underway across the street from the RFP site. If this is correct, can you share how many units are being provided there?**

- a. Yes, the conceptual plan images shown on pages 9 and 43 of the RFP include a development concept for the south side of Ogden Avenue between Homan and Trumbull Avenues, although that site is not part of the RFP opportunity site. As described in the RFP, this site is shown because it is the future location of a mixed-use affordable housing development that will also serve as a catalytic investment on this section of the Ogden Avenue INVEST South/West corridor. This image is only a concept and not indicative of the developer's design for the project that will be built on the south site. More information is available in the Complementary Developments section of the RFP on page 11.

**23. Can you identify the developer on the project across from the site?**

- a. The project across from the opportunity site, on the south side of Ogden Avenue between Trumbull and Homan Avenues, is led by East Lake Management and the Grace at Jerusalem Community Development Corporation. This project is currently in the planning phase and has not yet received zoning approval from DPD.

**24. Can you speak more to the history of the North Lawndale community area and Ogden Avenue, and the vision you are using for inspiration? What kinds of development previously existed there? What was the population like in size and makeup? Are there any similarities now?**

- a. Details on the history of the North Lawndale community area and Ogden Avenue are available in the Community History section of the RFP on page 16. Ogden Avenue is notable as the eastern end of the iconic Route 66 highway that spans the continental United States between Chicago and Los Angeles. Throughout the history of North Lawndale, Ogden Avenue has been a vital commercial, cultural and institutional corridor. Although it currently faces challenges of economic disinvestment, population loss and real estate vacancy, its ongoing significance is evident today as the location of

two major healthcare institutions: Lawndale Christian Health Center and Sinai Health System.

- b. The vision for the opportunity site that is described and illustrated in the RFP is based on a combination of recommendations from community outreach and previous planning efforts such as the North Lawndale Quality of Life Plan, as well as a study of the current urban context and historic development patterns. Prior to its current condition as a wide, automobile-centric arterial, Ogden Avenue was a more pedestrian-oriented roadway that supported a dense development pattern. Historic images of these earlier conditions are available in the RFP on pages 6 and 38.

**25. What existing underground utilities run through the alleys that pass through the lot? Does the City have historical surveys available that we can reference? If there are underground utility lines, have they been inspected for purposes of possible abandonment and/or re-routing?**

- a. For past and present information on utilities located on and around the site, please submit an Information Retrieval request to CDOT's Office of Underground Coordination via [their website](#). Instructions for submitting a request and the request form are available at this link; a fee may be required.

**26. A vacation of the existing alley may be needed. Are the various City departments that will decide this amenable to that as an option? What has been discussed and approved by the City's departments?**

- a. DPD anticipates that a vacation and realignment of the existing alley that provides access to S. Trumbull Avenue may be required to consolidate the six parcels that front Ogden Avenue with the one parcel that fronts Trumbull Avenue. Other configurations will be considered, but alley access to the site should be maintained in some form. The selected developer will be responsible for vacation and dedication of alleys, if necessary. A vacation of public right of way (e.g., public alley) is subject to City Council approval.

**27. If a respondent selects a design firm that is not on the List of Pre-Qualified Designers, would the respondent be at a disadvantage during the selection process?**

- a. Selecting a firm that is on the List of Pre-Qualified Designers is not required. With respect to design, respondents should review the selection criteria, which include, but are not limited to, a commitment to high-quality design and an exhibition of adherence to the recently released Design Excellence Principles.

**28. The community seems to be leaking population. Is there a concern that building more housing should follow, as opposed to precede, building up foot traffic, and that putting housing construction first risks more vacancies? How are the other housing developments filling up? Are they experiencing success? Can small businesses succeed there without a population buildup?**

- a. A market analysis of the Ogden INVEST South/West corridor and community engagement indicate that there is demand for retail and restaurant uses due to the high volume of retail leakage (resident dollars being spent outside of the community). Additionally, DPD's analysis and outreach have indicated demand for new affordable housing units, and to a lesser extent, new market-rate housing units. However, each respondent should perform and rely on its own market analysis when preparing a proposal.

- 29. Is there a deposit required when firms submit their RFP's?**
- a. Yes, please refer to the Good Faith Deposit section of the RFP on page 52 for the complete requirements.
- 30. Will the pre-bid conference slides be provided?**
- a. The slide deck from the pre-bid conference is available on the [INVEST South/West RFP website](#).
- 31. Will the City conduct the subsurface investigation recommended in the Phase I ESA or will that be part of developer responsibility upon award?**
- a. The City of Chicago is in the process of conducting a Phase II ESA for the opportunity site. If the Phase II report is complete prior to the March 30<sup>th</sup> proposal submittal deadline it will be posted to the [INVEST South/West RFP website](#). If the Phase II environmental site assessment is not available before March 30<sup>th</sup>, it will be shared with the RFP respondents once complete.
- 32. What is the degree of flexibility in terms of percentage of commercial vs residential?**
- a. There is no set requirement for the percentages of the project that must be commercial or residential. However, the RFP makes specific recommendations related to land use and programming for the site, based on community input and market data, and applicants are strongly encouraged to review this content.
- 33. Are you open to phased approaches in development, and perhaps in earlier phases, a different approach that has the chance to build jobs and population to ensure the success of subsequent small business retail?**
- a. Respondents may propose a phased approach to development on the site, but it should be accompanied by a financial plan and timeline for developing future phases to confirm the project's viability and ensure that a portion of the property will not remain undeveloped long-term.
- 34. What is the flexibility for rezoning— potentially with some industrial?**
- a. Respondents may propose to rezone the site. For example, rezoning would be required to take advantage of the transit-served location (TSL) zoning bonuses for parking, height and FAR. However, rezoning to an industrial district is not recommended because an industrial development at this location is not consistent with the community vision for the site or the greater goals of the INVEST South/West initiative. Rezoning is subject to City Council approval.