

Invest South West RFP

Humboldt Park – North Avenue

Frequently Asked Questions

- Q1. **How did Department of Planning and Development (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) and community stakeholders. Each scenario was led by a design firm, in the case of the Humboldt Park North Avenue RFP it was bKL Architecture. There was also team of sub-consultants that provided market analysis to ensure feasibility of the development scenarios. Design and development consultants who participated in the efforts are prohibited from participating and/or submitting an RFP response. A list of consultants and stakeholders can be found in the acknowledgement section of the RFP.
- 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. The Pioneer Bank site is not City owned therefore the City has not completed any environmental assessments of the site. DPD expects the winning applicant to complete any environmental due-diligence on the property prior to closing on the purchase of the land from the private owner. This included but is not limited to a, Hazardous Material Survey, Phase I Environmental Assessment and Phase II Environmental Assessment. The winning applicant is also expected to coordinate with the City's Department of Assets, Information and Services to review environmental assessment reports obtained for the site to determine the required scope of work for remediation, if applicable.
- 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 the Humboldt Park North Avenue 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.
- NOF Large has an open application process, you are free to apply at any time.
- The Pulaski RFP site is in a TIF, however SBIF is not available at this location.
- Q6. **Will TIF be Available at the Pioneer Bank Site?**
A6. The Pioneer Bank building is within the Pulaski Corridor TIF but the vacant property to the north is currently not within a TIF. The current Pulaski Corridor TIF expires in 2022. DPD is currently evaluating options for this TIF district which could include: a boundary amendment, a 12-year extension, or the designation of a new TIF district for the subject property. DPD will lead this process.

Q7. **How many incentives can you "stack"?**

A7. 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.

Q8. **Can you elaborate more about the standards expected by DPD related to the community engagement process?**

A8. Throughout the Humboldt Park North Ave RFP visioning community stakeholders were clear in their desire to be included in the future of the Pioneer Bank. While there is no requirement for a certain percentage of minority and disadvantaged persons within the development team the community expects to be involved, informed and included in the process. DPD encourages applicants to meet with the community prior to submittal to gather support and potentially form partnerships. Shortlisted respondents will have the opportunity to present their proposals to the Invest S/W community roundtables where their commitment to community engagement will be assessed by the community. This will be one of the factors that will influence DPD's decisions on which applicant is selected. In addition the diversity and inclusivity of the development teams themselves will be assessed as part of the RFP evaluation and selection process.

Q9. **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?**

A9. The Invest South West Roundtables will be best community-based platform to stay informed about the RFP process.

Q10. **Do you expect applicants to negotiate a purchase and sale agreement with the current owner of the Pioneer Bank site prior to submitting the RFP response?**

A10. No. DPD does not want applicants negotiating with the current owners unless they are selected as the winning applicant.

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 encourage 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.

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/requests-for-proposals.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 Pioneer Bank RFP starting on page 37.
- Q17. **Do any of these sites prioritize art/culture place-keeping? Will there be requirements for MWBE professional services not just developer services?**
A17. The Pioneer Bank RFP vision is to prioritize local Latino art and culture within the development itself. This is to ensure that the local community has a home within the development and the neighborhood now and in the future. DPD expects that applicants will prioritize this vision as part of their response.
- 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. **Are all of the projects exclusively mixed use or can a site be entirely residential?**
A20. The goal of each of these sites is to contribute to a lively mixed-use environment along Invest South/West corridors. DPD does not encourage ground floor residential at these sites.
- 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. 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 pertain to the selection process, if any should be directed to Gerardo.Garcia@cityofchicago.org
- Q28. **Is the Design Excellence Neighborhood Design Guidelines available?**
- A28. 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 –North Avenue RFP
https://www.chicago.gov/city/en/sites/invest_sw/home/requests-for-proposals.html
- Q29. **Will applicants be allowed to access the site and/or can existing plans be shared?**
- A29. The owner is not allowing access to the site at this time. The City does have the existing floor-plans for the site will post them on the RFP website and notice those who attended the pre-bid conference that they are available.
- Q30. **What is the condition of the building?**
- Q30. The City was not given access to the building so the current condition is not known at this time. The winning applicant will have an opportunity to inspect the property and conduct any environmental due diligence prior to closing on the acquisition.
- Q31. **Are the current owners cooperative with the City RFP process?**
- Q31. Yes. The Current owners signed a LOI with the City to negotiate in good faith with the winning applicant to acquire the property.
- Q32. **Will Zoning be amended to accommodate a larger building or limit required parking on the site; and will E-TOD apply to the site?**
- Q32. The site is not located on a designated transit corridor or in proximity to mass transit. Therefore E-TOD will not apply. Although the principals of dense, walkable urban design, limited parking and uses that support traditional development are encouraged by the City. DPD will coordinate with the selected respondent to determine the appropriate zoning designation and parking requirement to allow for development of the property according to the goals and objectives of the RFP.
- Q33. **How will the City coordinate entitlements approvals and will they be expedited?**
- Q33. The ISW initiative is a priority for the Department and the City. The winning applicant will be pre-vetted by various City agencies and it is the expectation of the Department that review of zoning entitlements and financial incentives will be coordinated to ensure efficiency and timeliness.
- Q34. **Can you explain the Library component of the proposal and can it be accommodated on the site?**
- Q34. The Chicago Public Library (CPL) has expressed interest in relocating their existing North Pulaski branch . Should a developer be interested in bringing a public library to the Site it is their

responsibility to contact CPL and negotiate leasing terms favorable to both parties. DPD can assist in facilitating those conversations if and when they are requested. As the community has expressed a preference for a public library on the Site DPD supports that use within the RFP. Ultimately however, CPL makes the decision on where it will locate library branches, and CPL will have final say over how that process is managed. CPL has expressed the requirements for the branch located within the RFP to be a minimum of 16,000 gross square feet with (15-20) dedicated parking spots available for library patrons. The branch library would also require a ground level location with direct entry to the exterior sidewalks and parking lot, but is able to be located on multiple levels if necessary.

Q35 What modifications can be made to the exterior of the Pioneer Bank building?

Q35 The 2012 Landmark Designation ordinance specifies the portions of the building that can be changed or modified and those that cannot. According to the report, the south and east façades and where the east façade returns to the north façade must be retained in full. Roof lines are protected, but an addition that is setback and not visible from the public right of way is allowable. Within the interior, the overall spatial volume of the 3-story banking hall must be retained. So does the street level entrance vestibule at the North Avenue entrance, as well as the lobby and staircase leading from the vestibule to the banking hall. The historic decorative floor, wall, ceiling surfaces, detailing, decorative lighting and other fixtures must also be retained. Retention of the teller stations and check-writing stations is encouraged, though the Landmark Commission will review the removal or relocation of these, if these fixtures restrict the reuse of the banking hall, provided at least one of each remains

Q36 Did the City consider 9% LIHTC to fund the development?

Q36 Yes. DPD concluded that 9% LIHTC would not be preferable for the project. The current 9% LIHTC funding application deadline is June 30th of 2021. The City's next funding round will not be available again until at least 2023. In addition, DPD believes that prospective developers should not rely on 9% LIHTC to fund the project given the scarcity of available credits and the competitive nature of requests.

Q37 What is the process for obtaining Federal Historic Tax Credits?

Q37 Historic Designation is the responsibility of the developer. Each individual development team should hire a consultant who is experienced in the process if they want to obtain Historic Tax Credits.

Q38 How did the City determine the acquisition cost of the Pioneer Bank building and properties?

Q38 The City used market analysis to estimate its value.

Q39 Will the affordable housing be controlled by Chicago Housing Authority (CHA) and/or is that the expectation of DPD?

A39 The preferred concept anticipates a 100% affordable housing development, however DPD does not have a preference for CHA units. Provided that there is broad community support for CHA units DPD would support such uses on the site should a developer wish to pursue that option.

Q40 Has the city developed a shortlist of Community based Businesses or Disadvantaged businesses, that may have an interest in occupying the historic banking hall space?

A40 No, although developers are encouraged to work with local community groups and organizations to determine who would be a good fit.

Q41 Can you explain the developer and community stakeholder meeting?

A41 Local stakeholder requested an opportunity to meet with prospective developers to discuss their priorities for the site. DPD will facilitate that meeting. Interested developers should respond to DPD by May 28th to be included in the meeting.

Q42 **How will the winning developer be selected, and will the community ultimately choose the winner?**

A42 DPD views the ISW RFP process as a collaborative effort between itself and the community. Community input and preferences will be weighted in the evaluation of prospective developments. DPD is ultimately responsible for choosing the winning applicant and it will ensure that the winning proposal has the support of the majority of community members.

Q43 **Is there a page limit for the RFP response?**

Q43 No. Detailed submission requirements can be found in the RFP document.