

4300 W. Roosevelt Road

Pre-Bid Conference

October 20, 2020

Questions from October 20th pre-bid conference, with City of Chicago answers listed below. (For easy of navigating document, environmental questions have been listed separately further below)

NEW AS OF 12/15/2020

- The RFP document for 4300 W. Roosevelt Road asks for original signatures on docs. We have a number of folks that have signed and as you can guess almost all are working from home. We have received signed PDFs from each individual; wanted to insure this was sufficient and acceptable to the City.
 - Yes, scanned and/or digital signatures are sufficient for the 4300 W Roosevelt RFP submittal

PREVIOUS Q&A

- How flexible is the City with the program square footages that were outlined in the RFP?
 - The development concept shown in the RFP is simply one of multiple possibilities for the site. Square footages are suggestive for this concept and in no way binding or required.
- What is the objection to having parking accessible from the street?
 - A focus for the site is creating an environment that is friendly to, or at least not detrimental to, adjacent residents. Thus, context-sensitive buildings, open space, and landscaping may be better “neighbors” to adjacent residents and pedestrians than public-facing surface parking lots.
- In the “wealth-building” goal, are there parameters around who will accumulate the wealth? I’m wondering about how the site will help build wealth for the community through the investment, beyond jobs.
 - The RFP asks for a local hiring and local ownership strategy within its selection requirements. It is an open-ended request in that respondents find many different strategies to advance local hiring and local wealth-creation opportunities, but this will be a key criterion of the selection process.
- How do I go about getting on the approved list of design firms?
 - The published list of pre-approved design firms was curated in partnership with the Chicago Architecture Center and finalized by an independent jury. There aren’t any upcoming calls for proposals/ additions to that list, but please send contact information to DPD@cityofchicago.org and we can include you in future calls for submissions.
- What was the community feedback regarding putting housing on the site?
 - The first priority of the site has consistently been creating local job opportunities. The small housing component included in the RFP’s development concept was imagined as a “live/work” concept for entrepreneurs & small businesses. However,

this idea, and any residential uses, are by no means necessary to be included on the site, or the only way to support small businesses.

- How many developers do you see presenting to the community before selecting a winner? And how heavily will you weigh community feedback into the selection process vs. feasibility of project economics?
 - The shortlist is intended to remove projects that are not financially or economically feasible at this time, but the community would be presented with all remaining proposals. Community feedback following developer presentations will substantially influence the final decision.
- Will the city be willing to subsidize with TIF and if so, how much will be available in this TIF after the budget declares a surplus?
 - Yes, the City does anticipate that TIF and/or other financial incentives will be needed at this site (noting that many development costs, like new construction, are not TIF-eligible costs). Available TIF for a project is determined based on a demonstrated financial gap.
- What do you mean by three massing alternatives?
 - Creating three basic massing concepts demonstrates that the developer and architect have considered multiple ways to place the desired program on the site. Respondents should demonstrate that they have thought through different arrangements of their program on the site, and a preferred concept shows why that layout is preferred for the site.
- Does the city have any specific commercial development on Roosevelt in mind? Office space, gas station?
 - No, there are no specific commercial development recommendations. The RFP's development concept envisions retail, office, and a workforce training center along Roosevelt. However, we anticipate that this concept, and any other commercial development, will be based on a mix of developer interests, community interests, and financial and economic feasibility.
- Is the city looking for a sale of the land, a land lease, or an on-going ownership? Are they looking to maximize the land value or provide max benefit to the community?
 - The City is considering a land sale, but will explore alternative land ownership if desired by a finalist submission.
- Is a project involving open space and community service, e.g., a community center, not being pursued at this point?
 - RFP reflects priorities heard from the community and City – namely, job creation and economic development. However, if desired, there are possible ways to include community amenities that align with the RFP's goals, such as a workforce training facility.
- Was there discussion or interest in other city services provided on site as part of the overall development such as Chicago Park District Building or Recreation Space, schools or other city service buildings.
 - No - the City, CPS, and CPD have sufficient property in and around North Lawndale. The priority for the site is job-generating economic development. There is however, still the flexibility in the design concept for other forms of community amenities, including workforce training or space for local non-profits.

- There have been a few proposed projects mentioned in the media for this community. How does DPD ensure that the public knows that this process seeking proposals is organic and legit?
 - This RFP was created for exactly that reason. Rather than have the Alderman and City select a development internally, the RFP provides a competitive and transparent process among numerous development proposals.
- Can the City provide a bit more context around the 'rails with trails' concept (with timing) and some guidance on sizing/barrier to proposed vertical development
 - The City and community are at the preliminary stages of determining the feasibility of a "rails with trails" greenway along the CSX Altenheim railroad corridor, which cuts through this northern portion of North Lawndale. Awareness of this concurrent effort is intended so that a selected respondent considers reserving or enhancing open space near the potential greenway.
- Is there commitment to reopen the Kostner Blue line station?
 - DPD has not had any recent conversations with the CTA regarding the Kostner Blue Line entrance, and does not know of any current CTA plans to reopen that station.
- Are there any small business retail requirements?
 - No, there are no specific *requirements* for small business. However, one of the main goals of the RFP is local hiring and local business ownership. Small business is seen as a useful way to achieve those goals, but respondents are free to suggest alternative or multiple strategies to meet the RFP's goals.
- Any specific reasons this site has been vacant for the last almost 50 years
 - No specific reasons - the Site was the former Copenhagen Snuff factory and the Silver Shovel site, and it is generally difficult to develop large sites.

Environmental-Specific Questions:

- Where can we find copies of the remedial actions plans for site remediation?
 - The most recently available geotechnical & environmental reports have been added to the update RFP addenda, available on the City's INVEST South/West RFP webpage.
- Will you share the geotechnical reports?
 - Yes, the most recently available geotechnical & environmental reports have been added to the update RFP addenda, available on the City's INVEST South/West RFP webpage.
- the engineered barrier of landscaping would require sub surface of three feet the last time I worked with the state. where does the 18 inches come from?
 - IEPA used to require 3 feet, more recently, the State has been approving an 18-inch barrier as long as it incorporates a geotextile barrier. 18-inches of sub-surface have been approved across the city recently.
- The comments on extracted soil and clean fill applies only to landscaped areas, correct?
 - Yes – the of types of engineered barriers that are anticipated (asphalt, concrete, landscaping) only the landscape areas require 18 inch sub surface remediation

- Please clarify your comments on stormwater. May we use underground storm water retention?
 - On a site as big as this, there are going to be City stormwater requirements. Underground retention and landscaping can be a part of the stormwater plan. Stormwater features can also be used as a part of the engineered barrier for remediation purposes.
- Other than environmental, what is the sub-surface condition of the Site? Is there substantial demolished building foundations, heavy industrial foundations, etc? What info is available?
 - A geotechnical report has been added to the RFP Addenda (updated 10/29/2020, documenting subsurface conditions on the Site. Report is available on the City's INVEST South/West RFP website (Chicago.gov/investsw))
- What is the cost of the environmental cleanup?
 - A specific cost has not been identified at this time.
- "The RFP acknowledges the land will need environmental remediation, given the size of the RFP that will likely be a significant expense. Does the City plan to support bids with this specific expense?"
 - Yes, the City anticipates environmental remediation costs will be a likely reason why financial assistance is requested.