

East Garfield Park - Lake and Kedzie RFQ (FAQs 8/26/22)

1. Is there an opportunity to extend the RFQ submission deadline? We are an out of state firm that just became aware of projects yesterday. As a certified women-owned, disadvantaged architecture firm, we would like a bit more time to develop our quals package.
 - a. The submission deadline is September 14th.
2. The RFQ Addendum states that the SOQs are due 9/16, whereas the website states 9/14. Is 9/14 the correct deadline?
 - a. The submission deadline is September 14th.
3. Are questions allowed only through the end of August, or until September 14th?
 - a. The questions and answers deadline is August 31st.
4. Can you elaborate on the site selection? Will all paired teams be investigating the same site?
 - a. Site selection will be determined through the process prior to the design phase, once teams are formed. Respondents do not need to select a site for their SOQ.
5. Is it a requirement that we select only one of the three sites for our development proposal?
 - a. Site selection will be determined through the process prior to the design phase, once teams are formed. Respondents do not need to select a site for their SOQ.
6. Will multiple teams be selected for the different sites in this phase, or just one team / one site for this phase?
 - a. The number of teams and sites selected will be determined based on available resources. At least one team will be selected to develop one site.
7. Can the site be expanded through the process?
 - a. The City will determine the site and its limits prior to the commencement of the design phase.
8. Should we identify a specific site we are interested in, of the three that are included?
 - a. Respondents do not need to select a site for their SOQ.
9. The RFQ asks for a vision and approach to the site and a preliminary redevelopment strategy, however, on the pre-proposal call today it sounds like we will not select a site until stage 2. Could you please clarify?
 - a. The vision, approach, and preliminary redevelopment strategy should be generally applicable to each site. Site selection will be determined through the process.
10. Is a housing component required for Site 2?

- a. Mixed-income housing is an anticipated component of the redevelopment of the development sites. Please refer to the Development Objectives and Development Vision sections of the RFQ located on page 16 which outlines the City's objectives related to the development of the sites.
- 11. It says that letters of interest need to be for site 1? "Letters of interest from private lenders, financial joint venture partners, or equity partners for redevelopment of Site 1" is there preference for mixed income?
 - a. Mixed-income housing is an anticipated component of the redevelopment of the development sites. Please refer to the Development Objectives and Development Vision sections of the RFQ located on page 16 which outlines the City's objectives related to the development of the sites.
- 12. The city has assumed residential for much of the 3 massing studies, is that the primary intent for the development?
 - a. Mixed-income housing is an anticipated component of the redevelopment of the development sites. Please refer to the Development Objectives and Development Vision sections of the RFQ located on page 16 which outlines the City's objectives related to the development of the sites.
- 13. Is it a requirement that housing be included in the mixed-use proposal?
 - a. Mixed-income housing is an anticipated component of the redevelopment of the development sites. Please refer to the Development Objectives and Development Vision sections of the RFQ located on page 16 which outlines the City's objectives related to the development of the sites.
- 14. How many firms do you plan to shortlist?
 - a. Please refer to the revised RFQ; page 8 and 34.
- 15. Can the design team composition be revised for shortlisted Architects during Stage 2?"
 - a. Please refer to the revised RFQ; page 8.
- 16. Will community input be solicited for the shortlist - if so, how?
 - a. Please refer to the revised RFQ; page 8.
- 17. How will the shortlist selection be made? Who is on the committee?
 - a. Please refer to the revised RFQ; page 8.
- 18. Will shortlisted architects be free to select subconsultants from outside the shortlisted subconsultant pool?

- a. Please refer to the revised RFQ; page 30.
- 19. The RFQ states that references should come "from public sector officials/staff involved in project development...public agency officials/staff that negotiated a public-private partnership agreement with the master developer lead entity will be preferred." Does this refer to future involvement in this project or involvement in past projects?
 - a. Please refer to the revised RFQ; page 33.
- 20. Can we use the same references twice (i.e., one letter for financial disclosure and one letter as part of the general application)?
 - a. Yes. Please refer to the revised RFQ; page 33.
- 21. The RFQ states that references should come ""from either sources of capital or public sector officials/staff involved in project development...public agency officials/staff that negotiated a public-private partnership agreement with the master developer lead entity will be preferred."" We aren't sure if this refers to future involvement in this project or in past projects."
 - a. This refers to past or current projects. Please refer to the revised RFQ; page 33.
- 22. Three References: Can you clarify the nature of the references needed for the Lead Design Architects? Can they be from Client Representatives of the built projects? Do we need to include letters of reference, or is contact information only required?
 - a. A letter of reference is not necessary. A letter from each reference authorizing inquiries regarding the project is required. Please refer to the revised RFQ; page 33.
- 23. Are we allowed to include any public sector official and/or staff involved in any project we've worked on as references now that the submittal criteria has changed?
 - a. Yes, any public sector official or staff is acceptable. Please refer to the revised RFQ; page 33.
- 24. Can you please clarify if Out of State Design Firms are expected to identify an AOR during the RFQ phase?
 - a. No. Please refer to the revised RFQ; page 30.
- 25. Can you describe the teaming stage or the developer selection process of the design team in a little more detail?
 - a. Please refer to the revised RFQ; page 34.
- 26. "What is the City's intent with the pre-teaming of ""engineer and other partners"" for the Stage 1 Architect RFQ given that the developer's economic proforma, experience and vision may influence the design team's composition of AE team?"

- a. Please refer to the revised RFQ; page 30.
27. You mentioned supporting designers (e.g. landscape architects) will be invited to submit quals and indicate their desired role(s). Should supporting design teams submit individually *only*, or can those teams *also* submit as part of a pre-formed team with a lead architect?
- a. Please refer to the revised RFQ; page 30. We will only be shortlisting developers, architects and landscape architects. Other supporting professionals or firms can be integrated into teams during Stage 2 and do not need to be prequalified by the City.
28. Can we submit as a lead designer with a full consultant team - ie landscape, structural, etc
- a. Please refer to the revised RFQ; page 30. We will only be shortlisting developers, architects and landscape architects. Other supporting professionals or firms can be integrated into teams during Stage 2 and do not need to be prequalified by the City.
29. If out-of-state leads are able to opt out of having full team that could be an advantage - can local firm submit for only Architecture? We find it potentially presumptuous to assume a full team without having input from the developer.
- a. Please refer to the revised RFQ; page 30.
30. Can two local firms team up in advance and submit qualifications as one entity?
- a. Please refer to the revised RFQ; page 30.
31. Follow up on the teaming process, if all design team members are going in separately now (Design Architect, AOR, LA, etc), can we be on multiple teams once Stage 2 teaming happens?
- a. Please refer to the revised RFQ; page 30.
32. Similar to developer JV teams, can architects submit as Joint ventures? Seems like a clear way to ensure that smaller firms have robust qualifications.
- a. Yes, under certain criteria. Please refer to the revised RFQ; page 30.
33. I apologize but I still am a little confused - the RFQ for architects asks for us to include our design team including supporting consultants. If we are a lead architect firm, would we include our consultants such as MEP, structural, landscape, civil?
- a. Please refer to the revised RFQ; page 30.
34. For the qualifications submission: if we are supposed to submit individually and without consultants, how do you intend for architects to team with subconsultants (engineers, landscape architects, etc.)? Will this be during the virtually teaming session or is that teaming session only for architect-developer pairings?
- a. Please refer to the revised RFQ; page 30.

35. At this point , are developer and designer required to response as a team, or independently submit?
- a. Please refer to the revised RFQ; page 30.
36. My main questions about the Lake and Kedzie RFQ deal with responses provided on the presubmission conference on consultant qualifications. I was surprised to hear that consultants (MEP, structural, landscape, civil) will be requested to independently submit quals. Can you clarify? Is that the intent? Would we follow the RFQ format for architects? This seems like it'd go against the intent of making this process easy for application, as we're not generally in the habit of independently submitting this kind of material as consultants. We've been in contact with a number of architecture teams, and would expect to join teams at the shortlist stage, perhaps with strategic creative teaming at that time to bolster relationships and strengths to be selected by developers.
- a. Please refer to the revised RFQ; page 30. We will only be shortlisting developers, architects and landscape architects. Other supporting professionals or firms can be integrated into teams during Stage 2 and do not need to be prequalified by the City.
37. If we were in-person, we would see who is in the room. Can we get a list of who registered for today's event? Thanks
- a. Yes. It will be provided.
38. Can you clarify what "peer-reviewed design excellence" means?
- a. Please refer to the revised RFQ; page 33.
39. Do the developer and operations entities need to be legally formed for the submission? Can we identify two separate developer structures instead?
- a. Please refer to the revised RFQ; page 30.
40. Has the community been well informed this is happening?
- a. Key stakeholders have been engaged and broader community engagement will occur throughout the concept and design development phase.
41. Does being one of the 32 prequalified firms matter for this RFQ process?
- a. Please refer to the revised RFQ; page 30.
42. Can two architects submit together for the RFQ? For instance a large architectural firm (plus) a protegee/emerging talent architect?
- a. Yes, under certain criteria. Please refer to the revised RFQ; page 30.
43. Can you elaborate on the Community Wealth Building aspect of the RFQ?

- a. Please refer to the revised RFQ; pages 19, 20 & 38.
44. Do applications have to be submitted in paper or can they be digital? (it's a problem for overseas design firm)
- a. Digital. Please refer to the revised RFQ; page 40.
45. Is there a shareable list of the community stakeholders that participated in the preparation of the RFQ?
- a. Members of the following organizations were invited to a stakeholders meeting held on June 28th.
 - i. Garfield Park Rite to Wellness Collaborative
 - ii. Industrial Council of Near West Chicago
 - iii. IFF
 - iv. Garfield Park Community Council
 - v. Breakthrough
 - vi. Deborah's Place
 - vii. The Hatchery
 - viii. Allies for Community Business
46. Wealth building has also been defined as equity building. We are seeing a variety of approaches including the use of Section 8 vouchers for mortgage expenses, rent to own programs and others. Will the city support these approaches?
- a. Please refer to the revised RFQ; pages 19, 20 & 38.
47. Do we need to submit EDS forms as a part of our RFQ response? This is mentioned in part 3 on page 22 of the RFQ.
- a. Yes. Please refer to the revised RFQ; pages 25.
48. For part 4 the headline is labeled "Portfolio of the Respondent's Comparable Completed Projects", however it is noted in the list of criteria that we should include the current status. The language reads as follows, "Current status (completed and being held by the development entity, completed and sold by the development entity, under development, etc.)." Should we include only completed projects for this section? Can we include items 1-6 in any order?
- a. Indicate the projects' current construction and ownership status.
49. Is there a *total* limit of pages? (I understand 10-page limit for portfolio, and 5 for narrative)

- a. Supporting documents like Economic Disclosure Statements, letters of reference will not be considered part of the page limit. Page limits are specified in the RFQ where applicable.
- 50. Are divider/section pages included in the 10 page/5 page requirements?
 - a. No. Page limits are specified in the RFQ where applicable.
- 51. Will written responses be provided to the questions asked on the conference, and will that be provided on the website?
 - a. Yes
- 52. Our firm is evaluating the Requests for Qualifications that has been released for East Garfield Park/Lake & Kedzie. Can you confirm the day and time for the pre-proposal/site visit for this project? Page seven of the RFQ states that there will be a meeting and site visit but does not specify when or where to attend.
 - a. The date and time of a site visit will be established based on the availability of teams and other stakeholders. Anyone who registers to download the RFQ will receive this and other updates.
- 53. Are there any changes in what the city wishes to see in the project scope and narrative now that firms are submitting solo?
 - a. No
- 54. If we no longer need to identify consultants, does that mean we also should not identify the other members of the development team listed in Part 2 on page 21 of the RFQ (attorneys, construction managers, leasing/management companies etc.)?
 - a. Please refer to the revised RFQ; page 30. We will only be shortlisting developers, architects and landscape architects. Other supporting professionals or firms can be integrated into teams during Stage 2 and do not need to be prequalified by the City.
- 55. Can you clarify the definition of developer lead entity? Our understanding is that if our developer team consists of a to be formed joint venture, the developer lead entity is the organization with the greater participation percentage.
 - a. The team should determine who the developer lead entity is.
- 56. For project experience, the RFQ lists requirements for each project, however some of these are not applicable to our firm as a landscape architect and urban designer. How do you want us to

address these requirements? Are there different requirements outside of architects now that each firm is required to submit a proposal rather than a team?

- a. Requirements for submittal are outlined on pg. 32 of the revised RFQ. You may provide additional information that is relevant to the project if necessary.

57. Would a MOU work for the development entity?

- a. Yes. As long as the MOU specifies the intent to form a Joint Venture (JV) prior to project award and provides justification and structure for the JV.

58. Are you still looking for an organizational chart since firms now submit solo?

- a. Yes. Demonstrate how your team (firm) is organized, identifying key personnel.

59. For the Architect's Portfolio Section, we do not have financial structure in terms of debt, equity and public financial participation for projects in the pipeline and many developers are reluctant to share, will a limited response be ok?

- a. Please refer to pg. 32 in the revised RFQ document.

60. For the Architect's Portfolio Section, we do not have access to total development costs, hard costs, softs costs and construction interest information. Most private developers are reluctant to disclose this information, but we can provide Cost of Construction, will this suffice?

- a. Yes.

61. Given the selection is for the lead architect and the goal is to use a local consultant selected with the Architect-of-Record and the developer, do you still want a list of consultants for each project in the portfolio section?

- a. Please refer to the revised RFQ; page 30. We will only be shortlisting developers, architects and landscape architects. Other supporting professionals or firms can be integrated into teams during Stage 2 and do not need to be prequalified by the City.

62. Under the Architect's Portfolio, we do not have full access to some of the information asked to include and many private developers are reluctant to share, will it be sufficient to give an overall big picture for the following questions: (1) Nature of public-private partnership related to infrastructure or vertical development, including explanations of public subsidy, public funding, public investment, etc. (2) Target markets and lease-up or sales pace. (3) Total development costs, including hard costs, soft costs, construction interest, etc. (4) Results of execution, including success in obtaining anchor users/tenants, sale of housing, delivery and rent-up of rental housing, etc.

- a. Yes.