

1769 WEST PERSHING ROAD
REQUEST FOR PROPOSALS

**ADDENDUM NO. 6:
Additional Questions and Answers Submitted
8/11/2022 – 10/7/2022**

This Addendum No. 6 to the Request for Proposals (RFP) for 1769 W. Pershing Road provides responses to questions that were submitted both via email since the August 10, 2022 informational webinar, and at the September 15, 2022 site visit.

Will there be separate values assigned for the building (Parcel A) and the garage (Parcel B)?

Yes, there are separate values assigned to Parcel A and Parcel B; please see Addendum No. 5 for more information on valuations for each parcel.

What is the current ETA for the appraisal/s to be available?

Valuations for the two parcels are now available, and a full appraisal report is forthcoming. Please see Addendum No. 5 for valuations, and registrants will be notified as soon as the full report is available.

If the appraisal/s are not available by the deadline or arrive too close in order to give respondents time to incorporate the price into their project budget what alternatives will the City offer to the requirement of a Good Faith Deposit?

1769 W. Pershing Road was appraised at \$4.7 million and 1717 W. Pershing Road at \$1.95 million. A Good Faith Deposit of 10% will be required.

In reviewing the RFP and Addendum docs, it seems that there are two different submission requirements listed. Would you please clarify which format(s) are required?

Respondents should submit both five (5) hard copies of their proposal and a digital copy on a thumb drive or CD-ROM.

Are architectural firms NOT among those listed in the appendix (i.e., INVEST South/West approved) viable for consideration as part of the respondents' team?

Yes. The list of prequalified list in the appendix was provided for interested parties who may be less familiar with the Chicago market, as well as a guide of those firms who have demonstrated a commitment to design excellence.

What is shared between buildings? What are the utility connections between buildings?

Domestic water feeds all three buildings from 1869 W. Pershing Road. Gas service is supplied to the center building only from 1869 W. Pershing. 1769 W. Pershing Road has NO gas service as far as we know. Each building has its own ComEd supply.

Phone/data in the 1869 building is independent from the center and East buildings. The feeds for Center and East come from the center building.

What is the available TIF?

The RFP Site is located in the 35th/Halsted TIF district. The City will entertain proposals that seek TIF assistance, and requests will be evaluated by our Financial Incentives Division for viability and appropriateness.

Information on the volume of operations at DSS Site.

Approximately 165 employees use 1717 W. Pershing Road, 24 hours a day, 7 days a week. As far as vehicles parked on the site, there are around 119 vehicles parked between the garage and the yard.

Staff Count of city entities on site?

Approximately: 460 full time employees between 1869 and 1819 building. During an election cycle that number increase by approximately 200.