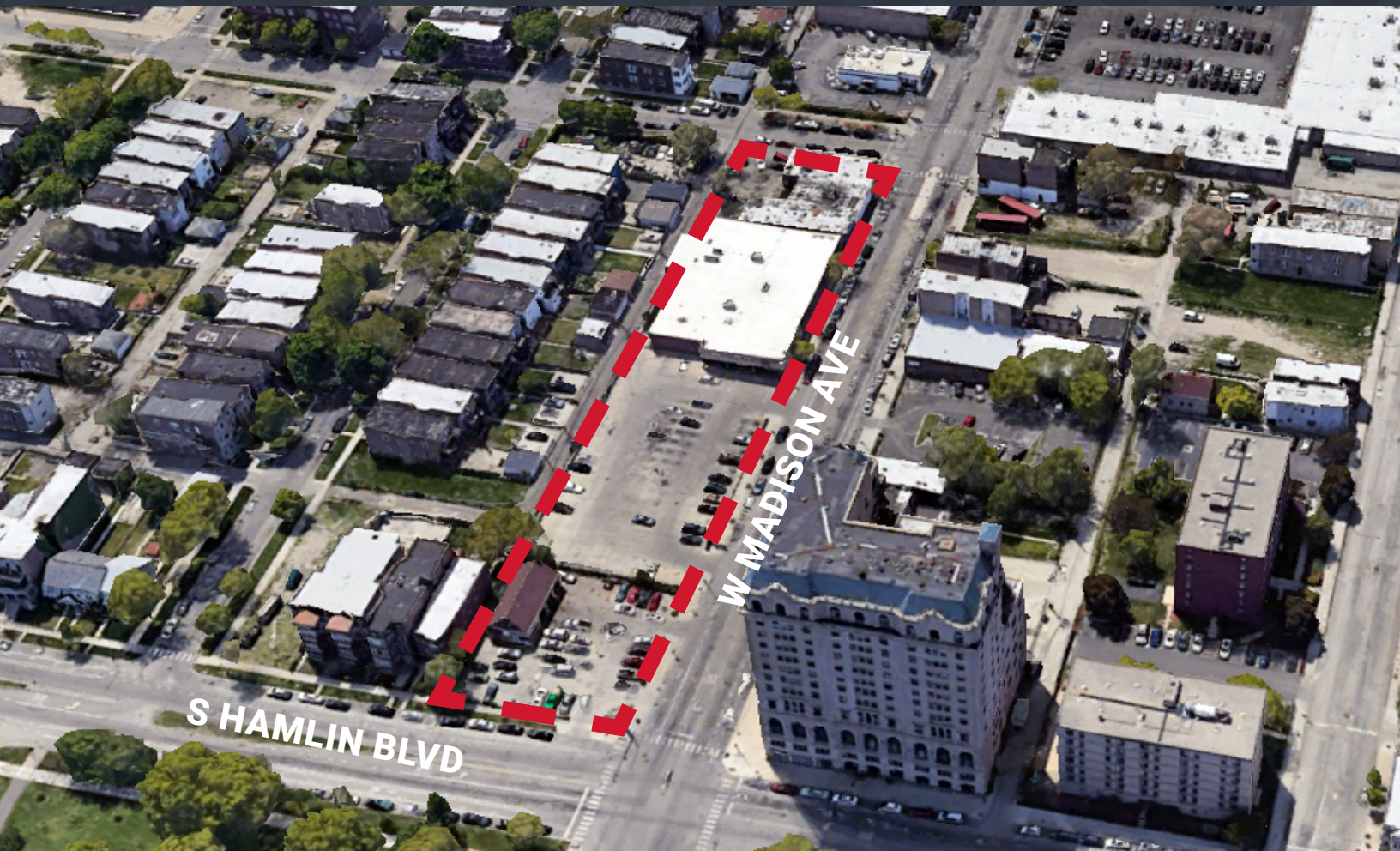


Request for Qualifications

West Garfield Park | Madison & Hamlin



Department of Planning and Development

Maurice D. Cox, Commissioner
City Hall Room 1000
121 N. LaSalle St.
Chicago, IL 60602

December 5th, 2022



POP! Grove
4453 W Madison
Groundbreaking

A LETTER FROM THE COMMISSIONERS

Greetings,

On behalf of the City of Chicago, the Department of Planning and Development (DPD) and the Department of Housing (DOH) is pleased to present this Request for Qualifications (RFQ) for a prime development opportunity within the West Garfield Park community.

The RFQ is a key component of Mayor Lori E. Lightfoot's efforts to foster neighborhood investment through a coordinated development strategy that includes local residents, businesses, elected officials and other stakeholders. Respondents are encouraged to review local goals and objectives, and to submit responsive qualifications that help achieve citywide equity and resiliency goals.

The RFQ represents a unique opportunity for a productive partnership between the City and a capable developer to advance the revitalization of surplus City land within West Garfield Park. The sites' redevelopment with a dynamic mix of uses will create a more walkable and livable neighborhood that supports the entire West Side.

DPD staff and community stakeholders appreciate your interest and we look forward to your response to create a stronger, more vibrant West Garfield Park.



Maurice D. Cox



Marisa Novara

Sincerely,

A handwritten signature in black ink, appearing to read "Maurice D. Cox".

Maurice D. Cox
Commissioner
Department of Planning & Development

Sincerely,

A handwritten signature in black ink, appearing to read "Marisa Novara".

Marisa Novara
Commissioner
Department of Housing

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I. THE RFQ PROCESS

INTRODUCTION

Through this Request for Qualifications (“RFQ”), the City is seeking to prequalify a limited number of Respondent Developers and Architects based on their financial capacity, relevant experience and demonstrated ability to complete a development of similar scale and scope. Shortlisted Respondents will be invited to form Developer-Design Teams, to present themselves to the community and, upon selection, to create a vision of the Site and a near-term plan to execute vertical development.

The City of Chicago (“The City”) is seeking separate Statements of Qualifications (“SOQs”) from Developers and Architects to begin redeveloping the Madison Avenue Commercial Corridor near Hamlin Boulevard in West Garfield Park. The City’s Department of Planning and Development (“DPD”) hopes to engage and support emerging Developers and Designers locally, nationally, and internationally, including firms that have not participated in previous Invest South | West RFP’s as well as Women and Minority owned businesses. (note: involvement with prior Invest South | West projects does not preclude firms from submitting SOQs).

The selected Developer-Design Team will implement a vision that best meets the City’s development objectives for the Site, as outlined in Section 3 of this RFQ. Responsibilities of the Developer-Design Team will include site planning, architectural design, securing entitlements, attracting anchor tenant(s), environmental remediation, and marketing properties to potential users.

The selection of a Developer and Architect will occur in three steps: a Request for Qualifications from Developers and Architects, a pairing of shortlisted firms into Developer-Designer teams, and preparation of a project proposal for public evaluation.

PROCESS AND TIMELINE

Stage 1: Request For Qualifications (RFQ): The City is requesting a Statement of Qualifications (SOQs) from Developers and Designers. The requirements are outlined in the more detail in the Submission Requirements and Respondent Selection Section. The RFQ process focuses on the Respondent’s capacity and ability to complete a development of this scale and complexity. No specific development proposals are required at this time; however, Respondents are asked to outline their vision for the development, based on feedback received during the community engagement process.

An Evaluation Jury comprised of City staff and members of the City’s Committee on Design (COD) will review all SOQ submittals and evaluate Developers and Designers separately. The Evaluation Jury will select three (3) Developers and a roughly five to ten (5-10) Designers (exact number of shortlisted Designers to-be determined by the Jury).

Stage 2: Team Pairing: DPD will arrange a virtual meeting for shortlisted Developers and Designers to share their qualifications with each other. After the introductory session, shortlisted firms will be given a three-week window to form Developer-Designer teams. Teams including out-of-state Designers will be required to include a locally licensed Design firm.

Stage 3: Project Proposal & Public Evaluation: Once formed, Developer-Designer Teams will be invited to create a conceptual project proposal during a roughly six-week design phase. Each team will receive a Design Innovation Grant of \$25,000 from the Chicago Community Trust to cover design-related expenses during Stage 3. Chicago Community Trust will coordinate grants and eligibility terms with each respondent once teams are formed.

Upon completion, qualifications will be presented to, and evaluated by, City staff, Evaluation Jury members, and public representatives. The evaluation committee will submit a recommendation to the Commissioner of the Department of Planning & Development. The Commissioner will then determine the selected Developer-Design Team.

The three project proposals will be publicized after the selection is complete. Each selected Developer-Design Team is expected to continue to work closely with the Department of Planning & Development and the Department of Housing. The selected Developer-Design Team will be encouraged to complete a financing application for Low-Income Housing Tax Credits for the residential components of the proposed development.

All shortlisted teams that are not chosen will have the opportunity for detailed feedback from the City. The objective is to improve submissions to future RFQs in South and West Side community areas, as well as contribute to the capacity building of developers across the city – in particular, Black and/or Latinx developers.

The above is preliminary and may be subject to change, with adequate notice given to relevant parties.

Pre-Submission Meeting: Interested parties are encouraged to participate in a pre-submission meeting with City staff on December 13th. A recording of the meeting will be uploaded to <https://www.chicago.gov/rfps>.

Any questions during the qualification stage question-and-answer period (December 5th through January 13th) should be directed via email to **James Harris** at james.harris@cityofchicago.org.

Key Dates

Stage 1

Request for Qualifications

- » December 5, 2022: RFQ Release
- » **December 13, 2022: Pre-Submission Call**
- » January 13, 2023: Q&A Period Ends
- » January 27, 2023: RFQ Responses Due
- » January 30 - February 10, 2023 – Jury Evaluation

Team Pairing

- » **Early February – Community Update**
- » February 13, 2023 – Team Pairing Begins
- » February 24, 2023 – Final Teams Due

Stage 2

Stage 3

Project Proposal and Evaluation

- » **Early March – Community Workshop**
- » Late March – Proposal Development Begins
- » Early April – Proposals Due
- » Late April – Proposal Videos Due
- » **Early May – Public Review Period and Jury Evaluation**
- » **Late May – Announcement of Selected Team**

Community Engagement

- » **Q1 2023 – Community Meeting**
- » **Q2 2023 – Community Meeting**
- » **Q3 2023 – Community Meeting**
- » **Q4 2023 – Community Meeting**

Engagement



II. THE WEST GARFIELD PARK OPPORTUNITY

OPPORTUNITY SITE

The City has identified development “opportunity sites” comprised of the parcels listed below generally located on the south side of West Madison Avenue between South Hamlin Boulevard to the east and South Springfield Avenue to the west. The selected development team will have the opportunity to develop the project in collaboration with the City and the West Garfield Park Community. The sites present a unique opportunity to anchor the West Madison Avenue commercial corridor with a mixed-use development adjacent to major regional assets and attractions.

- » 3801 W Madison (16-14-101-008)
- » 3805 W Madison (16-14-101-007)
- » 3807 W Madison (16-14-101-006)
- » 3809 W Madison (16-14-101-005)
- » 3811 W Madison (16-14-101-004)
- » 3831 W Madison (16-14-101-003)

- » 3843 W Madison (16-14-101-029)
- » 3849 W Madison (16-14-101-027)
- » 3851 W Madison (16-14-101-028)

HISTORY OF GARFIELD PARK

Garfield Park, originally called Central Park along with its centerpiece park and lagoon, was largely settled by Irish and German railroad workers who worked for the Galena and Chicago Union Railroad.

The Garfield Park 'Gold Dome' Fieldhouse is a distinct feature of the neighborhood. In 1881, the Jens Jensen-designed park and surrounding neighborhood was renamed in honor of President James A. Garfield, who had recently been assassinated. The landmark Garfield Park Conservatory, also designed by Jensen, was completed in 1907 and the construction of the Lake Street el in the early 1900s also brought new commercial development to the neighborhood. By 1930, the population had grown to more than 63,000. But the Depression and World War II took a toll on the community.

The construction of the Eisenhower Expressway in the late 1950s displaced residents from the southern end of the community. At the same time, African Americans who were being crowded out of the South and Near West sides of the city began renting or buying housing in Garfield Park. Three new affordable housing developments: Harrison Courts, Maplewood Courts, and Rockwell Gardens, opened in the community. In 1966, the Rev. Martin Luther King Jr. came to town, leading to resident-organized efforts to improve the community. A group calling itself the West Garfield Park Union to End Slums led rent strikes and picketed irresponsible landlords. Another group called the West Garfield Park Cooperative pushed for grocery stores and better housing. A coalition of clergy and residents successfully fought off efforts to build more public housing in the neighborhood.

The tragic assassination of Dr. King on April 4, 1968 dealt a blow to Garfield Park and the West Side of Chicago. Anger and frustration with civic leaders and unjust systems led to the rapid destruction of many businesses along the Madison Street commercial corridor. In total, 210 badly burned and damaged buildings had to be demolished. Business owners and residents left the neighborhood. According to the 2019 Census Bureau Data, about 33,700 people currently live in West Garfield Park and 34,000 in West Garfield Park, about two-thirds the number who had called the community home at its peak in 1950.

Today Garfield Park is a neighborhood poised for change and ready to celebrate its considerable assets – accessible and multiple transportation options, proximity to Chicago's Loop, high quality housing stock, and strong neighborhood educational and community institutions.

III. COMMUNITY PROFILE

DEMOGRAPHIC TRENDS

West Garfield Park community has a total population of 17,433. The community has a population density of 13,619.53 people per square mile, compared to a city-wide density of 12,059.84 people per square mile. The community has an average household size of 2.6 people, compared to a city-wide average of 2.4 people. Between 2010 and 2022, the community’s population decreased by 3.2%, compared to a city-wide increase of 1.9%.

A predominate majority of the West Garfield Park community is Black with 92.4% of the population identifying as Black compared to a city-wide average of 28.8%.

Age Cohort, 2015-2019

| | West Garfield Park | | City of Chicago | |
|-------------------|--------------------|---------|-----------------|---------|
| | Count | Percent | Count | Percent |
| Under 5 | 1,216 | 7.4 | 165,844 | 6.1 |
| 5 to 19 | 3,572 | 21.7 | 451,994 | 16.7 |
| 20 to 34 | 3,765 | 22.8 | 741,583 | 27.5 |
| 35 to 49 | 2,593 | 15.7 | 541,728 | 21.1 |
| 50 to 64 | 3,020 | 20.1 | 456,024 | 16.9 |
| 65 to 74 | 1,108 | 6.5 | 198,316 | 7.3 |
| 75 to 84 | 748 | 4.5 | 99,423 | 3.7 |
| 85 and Over | 167 | 1.0 | 44,435 | 1.6 |
| Median Age | 33.7 | | 34.8 | |

Source: 2016-2020 American Community Survey five-year estimates.
 Universe: Total population

The population in West Garfield Park is slightly younger than the City of Chicago average, with a median age of 33.7 as compared to the city-wide average of 34.8.

Race and Ethnicity, 2015-2019

| | West Garfield Park | | City of Chicago | |
|-------------------------------------|--------------------|---------|-----------------|---------|
| | Count | Percent | Count | Percent |
| White (Non-Hispanic) | 456 | 2.8 | 900,055 | 33.3 |
| Hispanic or Latino (of Any Race) | 574 | 3.5 | 772,791 | 28.6 |
| Black (Non-Hispanic) | 15,238 | 92.4 | 776,470 | 28.8 |
| Asian (Non-Hispanic) | 3 | 0.0 | 182,251 | 6.8 |
| Other/Multiple Races (Non-Hispanic) | 218 | 1.3 | 67,780 | 2.5 |

Source: 2016-2020 American Community Survey five-year estimates.
 Universe: Total population

HOUSING TRENDS

Utilizing data from the DePaul Institute for Housing Studies, West Garfield Park is principally a rental dominated Community Area, with roughly 76.9% of all households being renter-occupied. Additionally, a high percentage (62.8%) of all households, owner occupied and renter-occupied, within West Garfield Park are cost-burdened. A high percentage (65.6%) of the overall households within West Garfield Park are below the age of 45, with the greatest the prime workforce ages of 18 – 44 years.

LAND USE

The Chicago Metropolitan Agency for Planning periodically conducts a survey of the region's land use and publishes the results in GIS format as the Land Use Inventory. The 2015 Land Use Inventory indicates that the general land use composition of West Garfield Park is as follows:

- » Transportation & Other – 40.3%
- » Open Space – 0.6%.
- » Vacant – 14.9%
- » Residential – 28.8%
 - » Multi-Family – 22.7%
 - » Single family – 6.1%
- » Mixed Use – 1.1%
- » Institutional – 5.4%
- » Industrial – 4.6%
- » Commercial - 4.4

Zoning: The opportunity site is currently zoned B3-3. The B3-3 zoning designation supports the goals established in the City's Equitable Transit-Oriented Development Policy (eTOD) to increase density around transit stations to close disparities in terms of neighborhood amenities in communities of color. The bulk and density allowances for the B3-3 are provided below for reference:

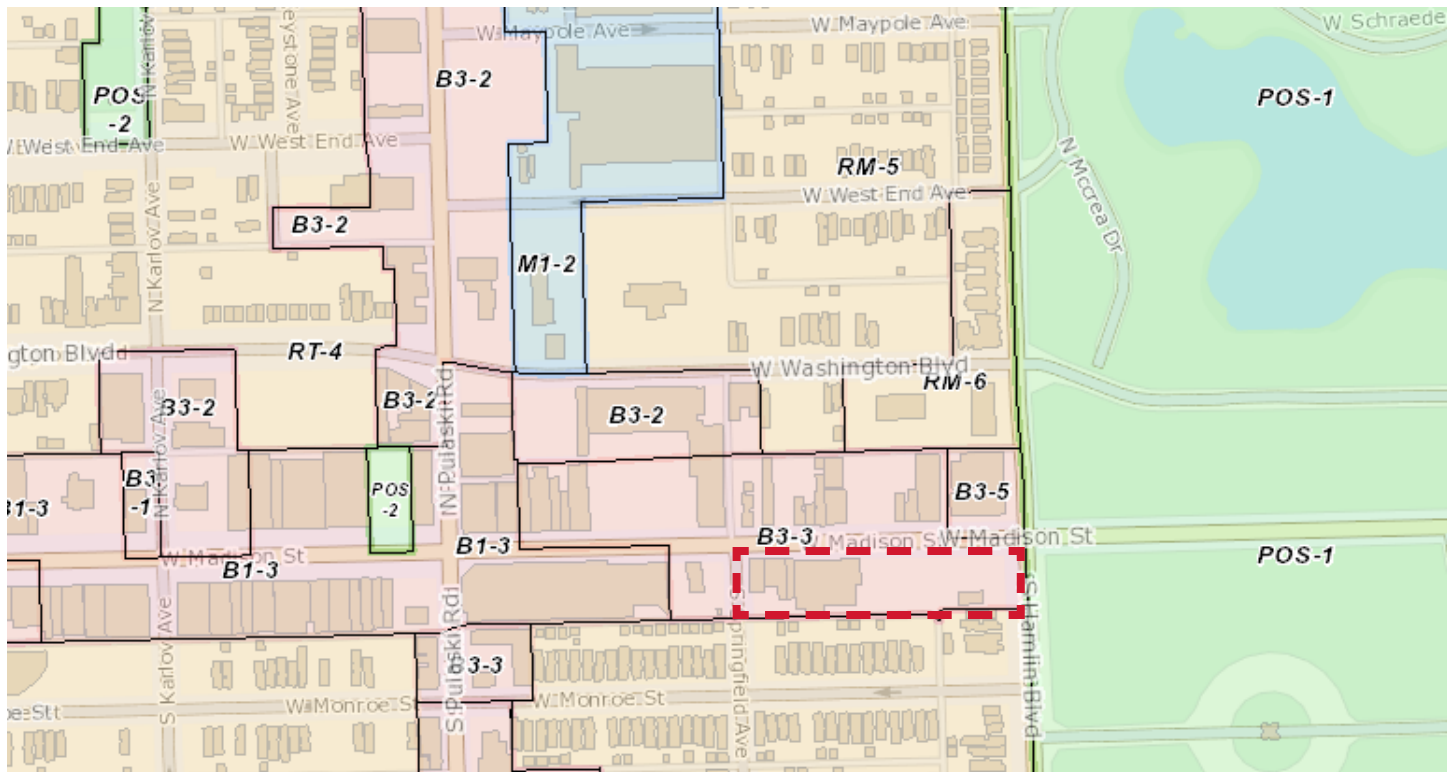
B3-3 (17-3-0400) – Bulk and Density Standards

Minimum Lot Area (per Unit): 400ft²

Floor Area Ratio (FAR): 3.0

Building Height: 65'-0" (Lot frontage 50' or more)

Note: Additional FAR and Height allowances are achievable utilizing TSL bonuses as outlined in 17-3-0403-B and 17-3-0403-C.



IV. DEVELOPMENT OBJECTIVES & GUIDELINES

DEVELOPMENT OBJECTIVE

The City seeks to achieve the following objectives with the redevelopment of the Madison/Hamlin opportunity sites:

- » Create a well-integrated mixed-use development that enhances the vibrancy of the Garfield Park community.
- » Implement Equitable Transit-Oriented development principles that enables all people regardless of income, race, ethnicity, age, gender, immigration status or ability to experience the benefits of dense, mixed-use, pedestrian-oriented development near transit hubs.
- » Expand retail, dining, and neighborhood amenities to promote the concept of a complete neighborhood in Garfield Park where residents can access most of their basic, day-to-day needs within a 15-minute walk of their homes.
- » Promote design excellence to ensure development is consistent with the unique context of neighborhood, corridors, and blocks. Design excellence is achieved through the adherence to the principles of equity and inclusion, innovation, sense of place, sustainability, and communication.

Development Sites: An aerial map of the development site is located below.



DEVELOPMENT SCENARIOS

The City has outlined three development scenarios. These concepts are intended for reference purposes, and illustrate the character of development, density, uses, and open space that the City envisions for this important site.

All scenarios include residential, retail, resident amenity space, and parking, but provide three different ways to incorporate a market or grocery use. Proposed developments will not be required to strictly adhere to these scenarios; they are provided for illustrative purpose only. It is expected that the selected Developer-Architect team will conduct future community engagement to help shape the final development.

DEVELOPMENT SCENARIO 1

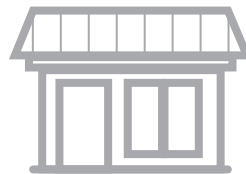
Re-Purpose Grocery Store: Scenario 1 retains and re purposes the existing 1-story grocery store. A new residential building sits to the west, with shared, structured parking to support the grocery store and replace the surface parking.

The mixed-use building to the east imagines multi-story housing with ground-floor retail and/or residential amenities along Madison Street. Walk-up townhome units are located along Hamlin Boulevard as a transition to the adjacent residential buildings. The shared market plaza creates a gathering space for shoppers, residents, and visitors alike.



Residential:

West Building: ± 25 units
East Building: ± 75 units



Ground Floor Retail & Resident Amenities:

± 10,000 to 15,000 sq ft



Grocery:

± 16,500 sq ft (existing)



Open Space:

Central Market Plaza

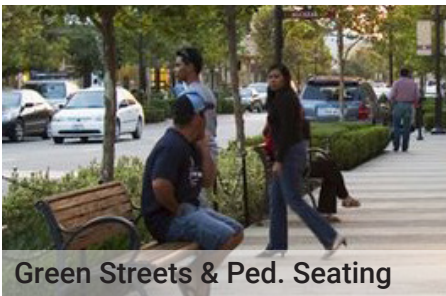


View looking west down Madison St



Illustrative Massing Concept

Open Space Concepts



Green Streets & Ped. Seating



Market Plaza



Corner Gateway Plaza



Illustrative Site Plan and Ground Floor Uses

DEVELOPMENT SCENARIO 2

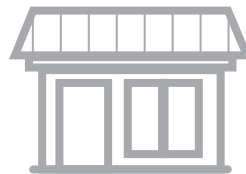
Mixed Use Grocery Store: Scenario 2 suggests a new grocery store at the highly-visible corner of Hamlin and Madison. A full level of parking sits above the grocery stores, with housing above that. Additional retail faces the sidewalks, while residential amenities help activate the tenet amenity park.

The housing is imagined as a series of double-loaded corridor building, perpendicular to the street. This configuration allows for shared building cores and multiple residential courtyard spaces between bars.



Residential:

West Building: ± 75 units
East Building: ± 65 units



Ground Floor Retail & Resident Amenities:

± 8,000 to 10,000 sq ft



Grocery:

± 17,500 sq ft



Open Space:

Residential Courtyard and Sidewalk Pocket Plazas



View looking west down Madison St

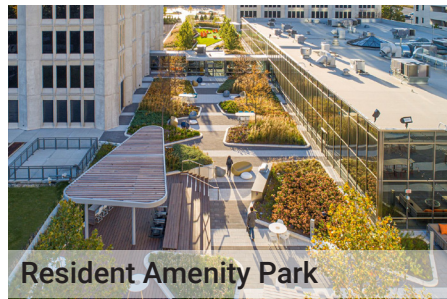


Illustrative Massing Concept

Open Space Concepts



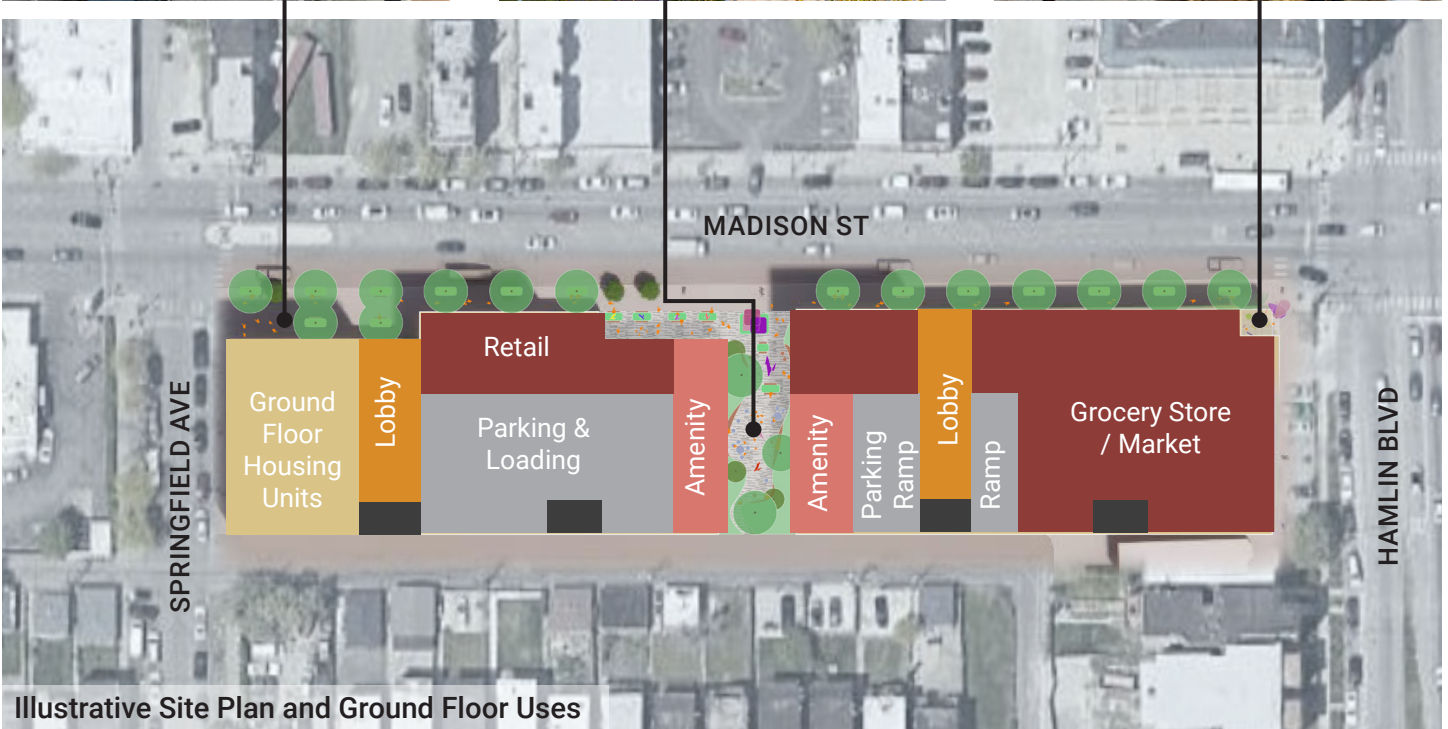
Seating Nooks



Resident Amenity Park



Market Entry Plaza



Illustrative Site Plan and Ground Floor Uses

DEVELOPMENT SCENARIO 3

Free-Standing Grocery Store: Scenario 3 accommodates a free-standing grocery store on the west portion of the site, closer to residents. Rooftop parking eliminates the need for a surface lot.

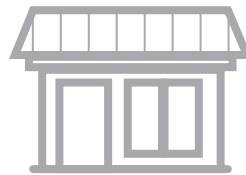
The mixed-use residential buildings allow for efficient housing units on upper levels, with the potential for live/work units or walk-up townhomes on the ground level. Amenity and retail spaces face onto the two open spaces that provide convenient access to alley parking and programmed open space.



Residential:

West Building: ± 55 units

East Building: ± 75 units



Ground Floor Retail & Resident Amenities:

± 3,000 to 5,000 sq ft



Grocery:

± 21,000 sq ft



Open Space:

Greenways & Laneways





Illustrative Massing Concept

Open Space Concepts



Curated Streetscape Displays



Town Square



Shared Access Laneway

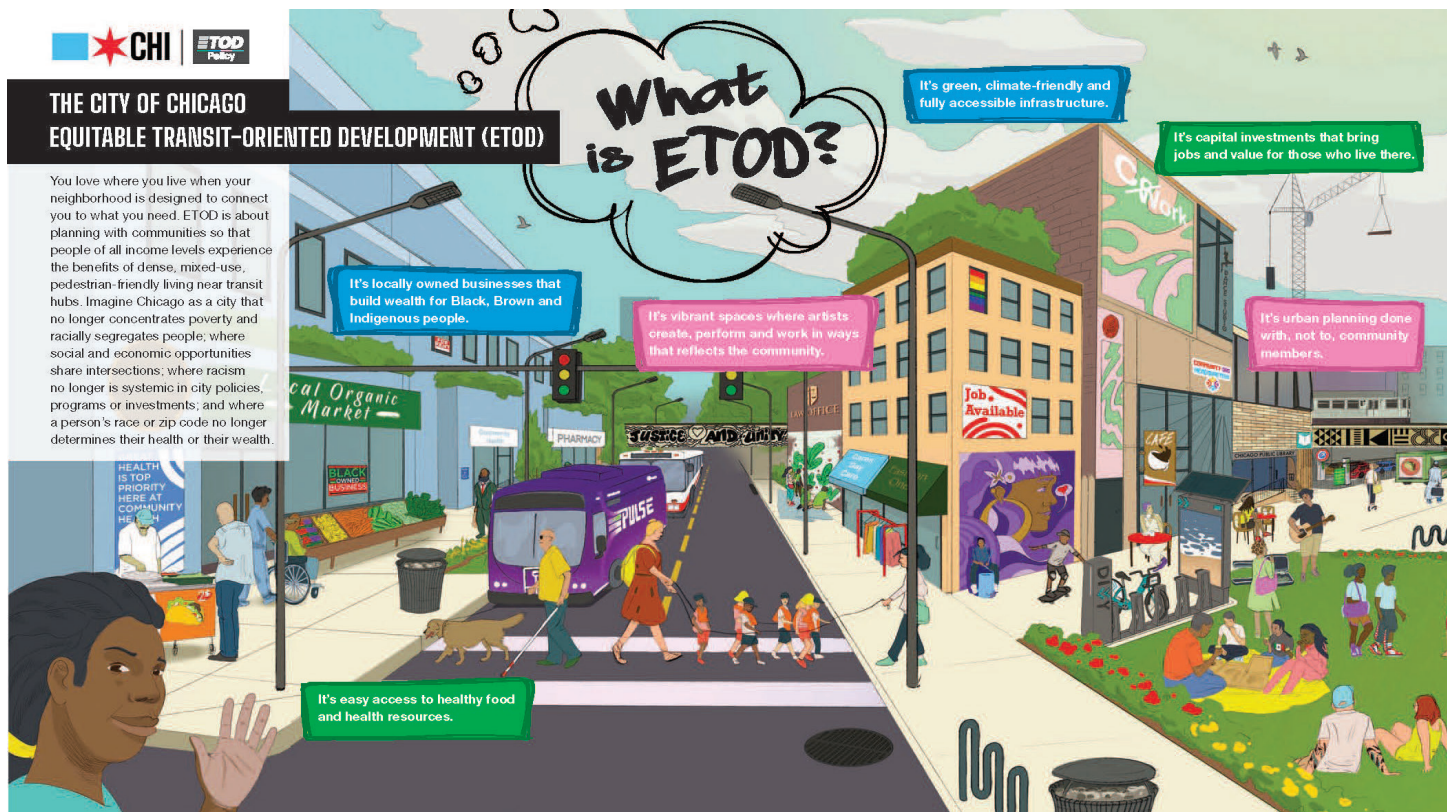


Illustrative Site Plan and Ground Floor Uses

PRIOR PLANS & STUDIES

Over the past 20 years there has been various planning studies conducted to help guide future development and incorporate with community interests. Below is a list of relevant Studies which are in line with the community’s vision for West Garfield Park.

- » **Black Culture Wellness Corridor:** The Corridors Plan’s study area includes the commercial corridors of Madison Street between Hamlin Boulevard and Kenton Avenue and Pulaski Road from Kinzie Street to Arthington Street. The planning process will identify existing community assets, new development opportunities, and improvements to make the corridors more walkable, safe, and economically robust for years to come. This includes how to strengthen access to neighborhood assets, healthy foods, community spaces, and job opportunities



EQUITABLE TRANSIT-ORIENTED DEVELOPMENT

Equitable TOD (eTOD) is development that enables all people regardless of income, race, ethnicity, age, gender, immigration status or ability to experience the benefits of dense, mixed-use, pedestrian-oriented development near transit hubs. eTOD elevates and prioritizes investments and policies that close the socioeconomic gaps between neighborhoods that are predominately people of color and those that are majority white. eTOD projects and processes elevate community voice in decision making processes and in realizing community-focused benefits such as affordable housing, public health, strong local

businesses, and environmental sustainability, to name a few. When centered on racial inclusion and community wealth building, eTOD can be a driver of positive transformation for more vibrant, prosperous, and resilient neighborhoods connected to opportunities throughout the city and region.

In the summer of 2022 City Council will consider the Connected Communities Ordinance to create predictable standards for equitable development near transit with provisions that: expand existing TOD incentives, improve street and sidewalk safety, and increase housing opportunity, affordability, and accessibility.

The Chicago eTOD Policy Plan outlines a comprehensive set of actions for the City to take to advance racial equity, wealth building, public health and climate resilience goals through equitable Transit-Oriented Development (eTOD). Recommendations were informed through a cross-sector engagement process and analysis of City programs, and an evaluation framework focused on outcomes, equity, and implementation criteria.



For the full final version of the City's ETOD Policy Plan, [download the full report here](#).

HOUSEHOLD & COMMUNITY WEALTH BUILDING (CWB)

Household & Community Wealth Building

The City of Chicago is committed to closing the racial and ethnic wealth gap and to promoting economic growth and prosperity for Black and Latinx individuals, households, and communities. To support this, the Department of Planning & Development is committed to equitable economic development that advances both household and community wealth building.

What is individual or household wealth?

Individual or household wealth refers to the personal wealth of an individual or a household. It is often defined as what you own minus what you owe – taking into consideration an individual's income and

assets as well as their expenses and debt.

The racial and ethnic wealth gap is the difference in household wealth between White households and Black and Latinx households. It is the legacy of racist policies and practices intentionally designed to enable economic prosperity for white families while excluding Black and Latinx families from those very same opportunities. These policies include discriminatory zoning, taxation, and subsidies as well as the explicit practice of redlining that labeled Black neighborhoods as high risk and systematically denied them of insurance-backed mortgage loans.

According to the Urban Institute's 2019 report "State and Local Approaches to the Chicago Region's Racial and Ethnic Wealth Inequity," Black and Latinx Chicago residents are far less well off than white Chicago residents when it comes to homeownership, asset poverty, and debt and credit:

- » The homeownership rate for Black families (35%) and Latinx families (43%) is lower than the rate for white families (54%).
- » The median home value for white homeowners is \$275,000, considerably higher than the median home value for Black homeowners and Latinx homeowners (\$145,000 and \$180,000, respectively).
- » An estimated 67% of Black households and 71% of Latinx households do not have enough saved to live above the poverty level for three months, compared with 49% of all households.
- » Predominantly white neighborhoods have a higher average credit score (732) than neighborhoods that are predominantly home to people of color (586).

These disparities are even more extreme at the neighborhood level.

What is community wealth?

Community wealth differs in that it refers to the shared wealth of a community, a connected group of people. The City of Chicago defines [Community Wealth Building](#) as an approach to economic development that promotes the local, democratic, and shared ownership and control of community assets in order to transform our economy to be more sustainable and just.

There are a variety of CWB models that exist. The City of Chicago is focused on CWB models in four key asset areas: business ownership, home ownership, land stewardship, and commercial real estate. Below are the City's priority CWB models:

1. Worker Cooperative (Business Ownership) – Business owned & controlled by its employees, rather than by one owner, several partners, or outside shareholders

2. Limited-Equity Housing Cooperative (Home Ownership) – Housing owned & managed by a cooperative made up of low-income members who each purchase shares at below-market rates
3. Community Land Trusts (Land Stewardship) – Organization governed by community owns land in perpetuity while residential and commercial tenants own the structures atop the land via a 99-year ground lease
4. Community Investment Vehicle (Commercial Real Estate) – A legal investment mechanism that provides collective community investment in neighborhood assets based on shared development goals

To learn more visit www.chicago.gov/CommunityWealthBuilding.

Community Investment Vehicles in Commercial Real Estate:

According to the [Community Investment Vehicles Playbook](#) (Fall 2022) by Community Desk Chicago, “Community Investment Vehicles (CIVs) allow residents to pool their financial resources to buy and control neighborhood real estate assets, such as shopping centers or multi-family housing. CIVs provide the legal structure and leverage the necessary capital to give communities greater control, while providing an opportunity to grow their wealth.

CIVs are an alternative to traditional real estate development and financing, which is often initiated by an “outsider” developer who may not be familiar with neighborhood goals – but who does have access to capital from large financial institutions and investors. In short, CIVs have the potential to advance neighborhood-driven development goals through alternative sources of funding and financing.”

Examples of Community Investment Vehicles:

According to the Chicago Community Desk, there are more than 20 CIVs nationally, with most models established within the last five years. Below are a few examples cited in their report:

- » [East Portland Community Investment Trust](#) – A low-dollar, loss protected investment opportunity in commercial real estate for residents in a low-income community (Portland, Oregon)
- » [NICO: Neighborhood Investment Company](#) – a neighborhood investment company that makes it possible for people who love their neighborhood to build a long-term financial stake in their community by investing in local real estate. (Los Angeles, CA)
- » **Community Benefits Trust** – an emerging idea from NICO to create a trust vehicle to provide project capital like any Limited Partner. The CBT uses its proceeds to pay its own capital provider

and earn its deal promote that is distributed to the community to collectively own and manage

- » **MINT: Mixed-Income Neighborhood Trust** – a neighborhood-based trust model leveraging investments coming into a neighborhood to keep rents affordable for existing residents; designed to preserve affordable housing while creating an inclusive mixed-income community

V. DEVELOPER’S RIGHTS & RESPONSIBILITIES

The City is seeking a well-qualified Developer-Architect team with a compelling near- and long-term vision. The Developer-Architect team will be tasked with preparing a comprehensive plan, with a clear framework that allows for development flexibility.

REDEVELOPMENT AGREEMENT

To achieve the development guidelines and financial objectives outlined above, the City intends to enter into a Development Agreement with a single Developer-Architect team. Responsibilities of the Developer-Architect Team include, but are not limited to, the following:

- » Producing detailed schedules for planning, design, financing, construction, and maintenance activities.
- » Developing a plan that adheres to City development guidelines as outlined above.
- » Managing community engagement throughout the redevelopment process and working with key stakeholders.
- » Procuring all entitlements, regulatory approvals, building permits, environmental documentation, and any other required approvals and permits.
- » Coordinating redevelopment activities with the necessary City agencies, including the Park District and City Departments of Planning and Development, Transportation, etc.
- » Managing tenant or anchor attraction efforts.
- » Devising a financing structure and securing required debt and equity for land development.
- » Overseeing and partially financing all environmental remediation efforts.
- » Constructing and partially financing all on-site and off-site infrastructure.
- » Managing ongoing operations and maintenance of infrastructure and land within the Site.
- » Complying with all City requirements for the use of financial assistance tools, if required.

- » Initiating the first phase of the vertical development.

In exchange, the City will offer the following:

- » Exclusive right to purchase/ground lease land for private uses.
- » Exclusive right to serve as a vertical developer, or to subdivide and transfer land to other qualified developer partners.

The City's role in the Development process will include the following:

- » Assisting with the necessary development review process and approvals.
- » Participating in or cooperating with additional land acquisition pursued by the Developer, as appropriate.
- » Providing appropriate negotiated concession for environmental remediation, infrastructure; and other public improvements.

PROPERTY TRANSFER

Disposition of property to the Developer-Architect Team will occur when there is evidence of an imminent development proposal and upon proven commitments that both horizontal infrastructure and vertical construction are financed, designed, and approved and will be completed to support the development. Property transfer will be structured as an outright sale.

Conveyance of land will be done on an "as-is" basis, without warranty by the City as to its physical condition. The Developer will be allowed access to the Site to conduct due diligence prior to the Redevelopment Agreement being executed.

The Developer is required to initiate construction of vertical development within 60 days from the execution of a Redevelopment Agreement. If the Developer is unable to initiate construction, it is the absolute and sole discretion of the City to terminate the Development Agreement and select a different Respondent who responded to the RFQ, reissue the RFQ, or take other measures as it deems appropriate.

ENVIRONMENTAL CONDITIONS

The City of Chicago has not conducted geotechnical analysis or remediation at the Site, and the City makes no representations, warranties, or covenants as to the suitability of the land for any purpose whatsoever. It is the responsibility of the selected respondent to investigate the environmental and geotechnical conditions of the Site, and any studies performed will be at the respondent's cost. The

selected respondent shall obtain a right-of-entry from the Site owner prior to conducting geotechnical or environmental investigations. The respondent may be required to submit an acceptable certificate of insurance prior to obtaining the right-of-entry.

If federal funding is used for the project, in whole or in part, the project will be subject to National Environmental Policy Act (NEPA) and must go through an environmental planning process that not only requires a compliance check with specific environmental laws, but also provides opportunities to add value through public input, mitigation of potential adverse impacts, and sustainable design. Additionally, if Federal Historic Tax Credits are used, a State Historic Preservation Office (SHPO) review is required for compliance; this review does not meet the NEPA Section 106 requirements.

The following environmental requirements should be met if the selected applicant is receiving financial assistance from the City of Chicago:

- » A Phase I Environmental Site Assessment (ESA) conducted in conformance with American Society for Testing and Materials (ASTM) E- 1527-13 is required and must be performed within 180 days prior to acquisition.
- » Based on the results of the Phase I ESA, a Phase II ESA must be conducted. If the Phase II ESA identifies contamination above applicable remediation objectives as determined by Title 35 of the Illinois Administrative Code Part 742, the Site must be enrolled in the Illinois Environmental Protection Agency's (IEPA) Site Remediation Program (SRP) and an approved Remedial Action Plan must be received from IEPA prior to construction. A comprehensive No Further Remediation letter that meets applicable future use criteria must be obtained prior to occupancy.
- » The selected respondent shall cooperate and consult with the City at all relevant times (and in all cases upon the City's request) with respect to environmental matters. The City shall have the right to review and approve the sufficiency of any reports, including documents for the IEPA. If assessments are to be performed by others, a reliance letter naming the City of Chicago as an authorized user must be provided by the environmental professional.
- » Any underground storage tanks (USTs) discovered during the redevelopment activities, must be removed and closed in accordance with applicable regulations including Title 41 of IAC Part 175, and any identified leaking USTs must be properly addressed in accordance with 35 IAC Part 734.

If the on-Site structures are to be renovated, a hazardous materials survey is required. The "Hazardous Building Material Survey" shall include (but is not limited to) asbestos and LBP survey, visually inspecting the Site to determine the presence and location of polychlorinated-biphenyl (PCB)-containing equipment and materials (such as lighting ballasts, switchgears, transformers, and hydraulic fluids), mercury-containing equipment and materials (mercury lamps, thermostats, switches, thermometers,

regulators, and gauges), radioactive material-containing equipment and/or waste, medical wastes (such as biological or infectious wastes, hazardous chemicals, and/or wastes), refrigerants such as chlorofluorocarbons (CFCs), large appliances or equipment, or any other materials that may require special handling or disposal during or after demolition. A report documenting the Hazardous Building Material Survey results and an abatement plan should be submitted to the City for review prior to beginning any abatement work and a report documenting the completion of the abatement work should be prepared and approved by the City prior to occupancy.

VI. SUBMISSION & SELECTION CRITERIA

Pre-Submission Meeting: Interested parties are encouraged to participate in a pre-submission meeting with City staff at on December 13. A recording of the meeting will be uploaded to <https://www.chicago.gov/rfps>.

Any questions during the qualification stage question-and-answer period (December 5th through January 13th) should be directed via email to James Harris at james.harris@cityofchicago.org.

STAGE 1A: REQUEST FOR QUALIFICATIONS FROM DEVELOPERS

The City is requesting that Developers interested in leading the redevelopment of the West Garfield Park – Madison & Hamlin site submit a Statement of Qualifications (SOQ). Submittals should include and/or be accompanied by the items outlined below. The City reserves the right to seek clarification of any information that is submitted by any Respondent in any portion of its Qualifications or to request additional information during the evaluation process. Any material misrepresentation made by a Respondent will void the Qualifications and eliminate the Respondent from further consideration.

1. Transmittal Letter and Executive Summary providing a narrative description of all key aspects of the submittal.
2. Description of Developer Team including an experienced lead entity, equity partners, attorneys, economic and financial consultants, construction managers, leasing and management companies, and other development partners, as applicable. Specific requirements include the following:
 - » Narrative describing the roles, responsibilities, depth of experience, and size of each firm.
 - » Resumes of key personnel assigned to the project, including relevant experience.
 - » Staffing chart outlining all development team staff that will be dedicated to the project, the percent of their time that will be available to the project development over time, and

obligations unrelated to the project.

3. Organizational Chart or Diagram outlining the composition of the developer team, including percentage interests, and supporting consultants. The diagram should present differentiated structures for development and operations, if applicable. Specific requirements include:
 - » Legal name, business form (corporation, partnership, LLC, individual, joint venture, not-for-profit, etc.), and date established (for constituent firms if joint venture) of the developer lead entity. If the developer lead entity is a subsidiary or affiliate of any other sponsoring/parent entity, list such entity or entities including name, address, relationship to the master developer lead, and officers and directors.
 - » Contact names, addresses, title of position, and nature and extent of the interest of the officers and principals, shareholders, and investors of the developer entity, as follows:
 - a. For corporations, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock.
 - b. For partnerships or limited liability corporations, each partner or member, whether a general or limited partner or member, and either the percent of interest or a description of the character and extent of interest.
 - c. For joint ventures, each participant and either the percent of interest or a description of the character and extent of interest. If the joint venture partners are corporations or partnerships, then the information for such firms should be provided.
 - d. For any other type of entity, the officers, members of governing body, and each person having an interest of more than 10%.
4. Portfolio of the Respondent's Comparable Completed Projects demonstrating development and management experience. Each member of the developer team should briefly describe up to five examples of relevant projects (preferably recent) developed within the last 15 years. Portfolios should be limited to 10 pdf pages in length. With the understanding that one project may satisfy multiple criteria, the overall composition of projects should demonstrate the following:
 - » Peer-reviewed design excellence.
 - » Planning, entitlements, and community engagement, construction, leasing, and property management of newly constructed mixed-use developments in a comparable urban setting.

- » Attracting and integrating anchor uses.
- » Managing and financing environmental remediation.
- » Partnering with city government, transportation agencies and other public entities.
- » An understanding of complex financing structures, public-private partnership financing, and development-related financing tools, including Tax Increment Financing, Low-income Housing Tax Credits, New Market Tax Credits, Special Service Areas, Business Districts, and other forms of special taxing districts.
- » Comparable experience involving public-private partnerships related to public land dispositions, in partnership with city government, transportation agencies and other infrastructure partners.
- » Chicago real estate market dynamics; local experience is not required, but local participation will be reviewed as part of Community Wealth Building criteria, particularly if the Respondent is able to demonstrate successful experience from the early planning/development stage onwards with projects of similar size and complexity.

For each project, each of the following must be included:

- » Name, address, and year of construction initiation and completion.
- » Current status (completed and being held by the development entity, completed and sold by the development entity, under development, etc.).
- » Effective percentage of the development entity's participation (if project examples provided were contracted as part of a joint venture or a teaming with another firm).
- » Nature of public-private partnership related to infrastructure or vertical development, including explanations of public subsidy, public funding, public investment, etc.
- » Uses, program mix and floor area.
- » Project phasing strategy.
- » Target markets and lease-up or sales pace.
- » List of supporting consultants (architect, urban designer, landscape architect, engineers, etc.).
- » Current occupancy and list of major tenants, particularly evidence of anchor tenant attraction.

- » Total development costs, including hard costs, soft costs, construction interest, etc.
- » Sources of capital describing return requirements or lender terms.
- » Images or renderings of project.
- » Results of execution (for completed projects), including success in obtaining anchor users/tenants, sale of housing, delivery and rent-up of rental housing, etc.

For developer lead entities, this narrative should also list and describe ALL current projects in the pipeline and those completed within the last three years, including status, uses, size, construction costs, major tenants, development schedule, a summary of financial structure in terms of debt, equity and public financial participation, and the current occupancy and ownership of these projects.

5. Financial Information about the Developer Lead Entity demonstrating the capacity to complete the project. To be kept confidential, this information should be submitted to the City in a separate sealed envelope. Respondent must include within the sealed envelope a title page marked as follows: “The attached portion of the Respondent’s response includes data that may not be disclosed outside the City and may not be duplicated, used, or disclosed in whole or in part for any purpose other than to evaluate this set of qualifications. The City, for purposes of this provision, will permit individuals assisting in the evaluation of qualifications to review this data. If, however, a contract is awarded to this Respondent or team as a result of or in connection with the submission of this data, the City has the right to duplicate, use or disclose the data to the extent provided in the resulting contract. This restriction does not limit the City’s right to use information contained in this data if it is obtained from another source without restriction. The data subject to this restriction are contained in sheets (insert page numbers or other identification).”

Mark each sheet or data to be restricted with the following legend: “Use or disclosure of data contained on this sheet is subject to the restriction on the title page of these qualifications.” All submissions are subject to the Freedom of Information Act. However, the City does not need to disclose submissions during the review and selection process. Specific requirements include the following:

- » Audited financial statement or federal income tax returns and internally generated financial statements for the lead firm for the last three years, including income and expense statements, balance sheets, and a list of contingent obligations or guarantees. If an audit or other third-party analysis is available, that should be provided in addition to internally generated financial information.

- » Three reference letters from lenders, financial joint venture partners, or equity partners to previous projects describing the project size, amount of capital, borrowing terms, and payment history signed by a loan officer.
 - » Letters of interest from private lenders, financial joint venture partners, or equity partners for redevelopment. Letters should indicate that the party has sufficient capacity, understanding of the project and scale of financing required, and the amount the party would be willing to finance.
 - » A listing and a brief description of all legal actions within the past five years in which the Respondent or any team member or associated entity (e.g., joint venture member, etc.) has been: a) a debtor in bankruptcy; b) a defendant in a lawsuit for deficient performance under a contract; c) a respondent in an administrative action for deficient performance on a project; or d) a defendant in any criminal action. The Respondent must also disclose any bankruptcy or foreclosure proceedings in which the firm or any individual in the proposed project team has been involved.
6. Project Narrative demonstrating the Respondent's understanding of the site(s) in which the respondent is interested and a vision for its development. The statement should: be a maximum of five pages and demonstrate familiarity with prior studies of the Site and emphasize key challenges and opportunities anticipated by the Respondent; and identify any innovative actions it would undertake. It should also outline any unique in-house or technical skills it would deploy to successfully realize build-out. This narrative should address the size and scope of the development, near- and long-term development goals, potential anchor uses, and a preliminary redevelopment strategy. Plans and renderings are not required at the Request for Qualifications stage. However, if the Respondent chooses to include these items, it is the City's preference that any such documents be used in a manner to explain redevelopment strategy, land uses and phasing, rather than building or site design. Any submitted plans and renderings will be evaluated during the selection process.

Selection Criteria for Developers: No specific development proposal is required during this Stage. An Evaluation Jury comprised of City staff and members of Chicago's Committee on Design (COD) will review all Developer SOQ submittals. The names of specific jurors are not available at this time but might be provided later. The Evaluation Jury will select up to three (3) developers to proceed to Stage 2 based on the following criteria:

- » Completeness of submittal.
- » Comparable experience for similar real estate projects in urban settings, preferably involving a major anchor tenant and within the last 10 years.

- » Comparable experience involving public-private partnerships, public land dispositions and/or infrastructure delivery.
- » Experience and reputation of individual firms and personnel that compose the Developer Team.
- » Past performance of firms that compose the Developer Team, as verified by references of previous clients/projects, including demonstrated ability to work with local government "clients" in analogous relationships.
- » Demonstrated financial resources and commitments to both acquire and develop the property (provided in financial statements, evidence of equity and debt financing relationships and commitments, etc.). Financial capability, including having adequate financial resources to develop the project such as internal resources for ongoing operations and support, ability to secure construction and permanent financing, ability to meet lender equity requirements, and ability to manage contingency in accordance with the project schedule.
- » Status of legal actions involving any member of the Developer Team.
- » Demonstrated commitment to the overall objectives of the City and specific land uses, based on project scope and narrative.
- » Bidding teams formed through creative / innovative "partnership" models that showcase equitable control, ownership, and/or decision-making authority of historically disadvantaged business partners reflecting the demographics of the community areas, which are predominantly Black and Latinx.
- » Inclusion of entities in said "partnership" with a proven track record of commitment to promoting equity and racial justice (e.g., record of work to dismantle policies and practices that compromise the well-being of communities of color), and/or bidder(s) that are Black or Latinx-owned businesses, and/or bidder(s) that prioritize employment of Black and Latinx employees, especially in corporate leadership/decision-making roles or Board positions.
- » Inclusion of bidder(s) with a proven track record of working and making investments in South and West Side communities of Chicago.
- » Collaboration with and support from community-based organizations, community residents, historically disadvantaged business owners, and Aldermen.
- » Commitment to economic development and other benefits to the city and the surrounding community, including but not limited to, opportunities (through development itself or through intended end-use) for newly created jobs focused on employment from the community

- » Level to which the intended end-use will create opportunities to promote local small business development, arts/cultural-based businesses, community space, and/or entrepreneurial opportunities for community residents

The City may also review any other information that is available to them, including but not limited to information gained by checking references and by investigating the Respondent's financial condition.

STAGE 1B: REQUEST FOR QUALIFICATIONS FROM ARCHITECTS

The City is requesting that Architects interested in leading the design submit a Statement of Qualifications (SOQ). The City hopes to engage emerging local, national, and international design firms and encourages the participation of designers who have not recently responded to or been awarded Invest South | West projects. Please note that prior involvement in these projects does not preclude firms from submitting.

Design firms will be asked to indicate whether they are currently licensed to practice in the State of Illinois. Firms that are not licensed in Illinois will need to partner with a local firm as a design partner and/or Architect of Record (AOR) during Stage 2, to proceed to Stage 3.

Responding firms will also be asked if they self-identify as minority and/or women-owned or operated, and if they are certified as WBE/MBE by the City of Chicago.

SOQs should be submitted for individual firms, serving as one or more of the roles listed above (not as design teams). Additional sub-consultants may be engaged during Step 2 and will not need to be prequalified by the City. Firms that are not licensed in the State of Illinois will need to team with a locally licensed Architect of Record (AOR), if shortlisted. The opportunity for paring with shortlisted AORs will be provided during Stage 2. AOR firms must be licensed in the State of Illinois and should have an office located in the Chicago area. A joint-venture (JV) option will also be available for design firms, under the following conditions.

- » Joint-ventures may be formed to expand capacity for smaller firms (having 10 or fewer employees, as defined by AIA), and/or to add architectural expertise.
- » Joint-ventures should only be formed between Architecture firms (e.g. as shared Lead Designers, or Design Lead-AOR partnership). JVs should not be used to create pre-formed 'teams' of Architects and subconsultants (e.g. engineers, interior designer, general contractors).
- » Joint-ventures should not be formed solely for the purpose of including minority or woman-owned businesses.

- » An MOU, or letter of understanding, to enter into a joint-venture will suffice for the RFQ submission. However, the legal joint-venture entity must be established before the project selected Developer-Design Team is announced, in order to proceed. Each firm in the joint-venture must indicate their stake in ownership. The partnership should be equitable in terms of minority participation.

Submittals should include and/or be accompanied by the items outlined below. The City reserves the right to seek clarification of any information that is submitted by any Respondent in any portion of its Qualifications or to request additional information during the evaluation process. Any material misrepresentation made by a Respondent will void the Qualifications and eliminate the Respondent from further consideration.

1. RFQ Response Cover Form provided with this RFQ.
2. Transmittal Letter and Executive Summary providing a narrative description of all key aspects of the submittal.
3. Description of Design Team including experienced lead architects, engineers, and other partners as applicable. Specific requirements include the following:
 - » Narrative describing the roles, responsibilities, depth of experience, and size of each firm.
 - » Resumes of key personnel assigned to the project, including relevant experience.
 - » Staffing chart outlining all staff that will be dedicated to the project, the percent of their time that will be available to the project development over time, and obligations unrelated to the project.
4. Organizational Chart or Diagram outlining the composition of the design team, including supporting consultants. Specific requirements include:
 - » Legal name, business form (corporation, partnership, LLC, individual, joint venture, not-for-profit, etc.), and date established (for constituent firms if joint venture) of the lead entity. If the design lead is a subsidiary or affiliate of any other sponsoring/parent entity, list such entity or entities including name, address, relationship to the design lead, and officers and directors.
 - » Contact names, addresses, title of position, and nature and extent of the interest of the officers and principals, shareholders, and investors of the design firm, as follows:
 - a. For corporations, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock.

- b. For partnerships or limited liability corporations, each partner or member, whether a general or limited partner or member, and either the percent of interest or a description of the character and extent of interest.
 - c. For joint ventures, each participant and either the percent of interest or a description of the character and extent of interest. If the joint venture partners are corporations or partnerships, then the information for such firms should be provided.
 - d. For any other type of entity, the officers, members of governing body, and each person having an interest of more than 10%.
- » Disclosure of all relationships between members of the Respondent/design team and any elected official, appointed official, or employee in the City of Chicago government. All members of the Respondent team will be required to complete the City of Chicago Economic Disclosure Statement.
5. Portfolio of the Respondent's Comparable Completed Projects demonstrating peer-reviewed design excellence and management experience. The design team should briefly describe up to five examples of relevant projects (preferably recent) designed and built within the last 15 years. Portfolios should be limited to 10 pdf pages in length. With the understanding that one project may satisfy multiple criteria, the overall composition of projects should demonstrate the following:
- » Peer reviewed design excellence of open space, public realm improvements.
 - » Creative approach to programing and activating community spaces.
 - » Partnering with city government, transportation agencies and other public entities.
 - » Chicago real estate market dynamics; local experience is not required, particularly if the Respondent is able to demonstrate success from an early planning/development stage onwards with projects of similar size and complexity.

For each project, each of the following must be included:

- » Images or renderings of project.
- » Name, address, and year of construction initiation and completion.
- » Current status (completed, under development, in design, etc.).
- » Effective percentage of the design entity's participation (if project examples provided were contracted as part of a joint venture or a teaming with another firm).

- » Nature of public-private partnership related to infrastructure or vertical development, including explanations of public subsidy, public funding, public investment, etc.
 - » Uses, program mix and floor area.
 - » List of supporting consultants (architect, urban designer, landscape architect, engineers, etc.).
 - » Total development costs (including hard costs, soft costs, construction interest, etc., if available)
 - » Results of execution (for completed projects), including success in obtaining anchor users/tenants, sale of housing, delivery and rent-up of rental housing, etc.
6. Project Narrative demonstrating the Respondent's understanding of the Site and a vision for its development. The statement should: be a maximum of 1000-words and demonstrate familiarity with prior studies of the Site and emphasize key challenges and opportunities anticipated by the Respondent; and identify any innovative actions it would undertake. It should also outline any unique in-house or technical skills it would deploy to successfully realize build-out. This narrative should address the size and scope of the development, near- and long-term development goals, potential anchor uses, and a preliminary redevelopment strategy. Plans and renderings are not required at the Request for Qualifications stage. However, if the Respondent chooses to include these items, it is the City's preference that any such documents be used in a manner to explain redevelopment strategy, land uses and phasing, rather than building or site design.

Selection Criteria for Designers: No specific development proposal is required during this stage. An Evaluation Jury comprised of City staff and members of Chicago's Committee on Design (COD) will review all Designer SOQ submittals (Jury member names to be provided later). The exact number of shortlisted firms in each role will be determined by the Evaluation Jury based on number of shortlisted Developers and other factors.

Evaluation of the Respondent's statement of qualifications will be based upon:

- » Completeness of submittal.
- » Comparable experience for similar real estate projects in urban settings, preferably involving a major anchor tenant and within the last 10 years.
- » Comparable experience involving public-private partnerships, public land dispositions and/or infrastructure delivery.

- » Design excellence, as demonstrated by portfolio of work, peer-reviewed awards and accolades, and project innovation.
- » Experience and reputation of firm's leaders and personnel that compose the Design Team.
- » Past performance of the firm, as verified by references of previous clients/projects, including demonstrated ability to work with local government "clients" in analogous relationships.
- » Commitment to diversity, equity, and inclusion as demonstrated by project work with/in disadvantaged communities, past strategic partnerships with minority-and women-owned enterprises, and diversity within the firm's staff and leadership.
- » Design approach based on experience with similar project scales, programs, and design challenges nationally and/or internationally.

The City and its consultant(s) may also review any other information that is available to them, including but not limited to information gained by checking references and by investigating the Respondent's financial condition.

STAGE 2: TEAM PAIRING

Shortlisted Development Respondents and Architect Respondents will be invited to form joint Development-Design Teams during a two-week period. The teaming period will begin with a virtual meeting, arranged by DPD, that will allow each Design Team, Developer and Business Owner to share their firm's or business's credentials and project vision.

After the introductory session, firms will be allowed to engage in follow-up discussions at their discretion. At the end of the 2-week period (exact date to be agree upon in advance), Developers must present their teams to the City. Teams including out-of-state Designers must also include a locally licensed Design firm, selected from the shortlist.

Depending on the number of shortlisted Developers and Designers some firms may not be selected to proceed to Stage 3. Developers and Designers that were shortlisted but not selected for teaming will be recognized on DPD's website and via press communications.

STAGE 3: PROJECT PROPOSAL & PUBLIC PRESENTATION

After the three Development-Design Teams are formed for each respective site, each team will develop a project proposal for the site of their choosing. Each team will receive a Design Innovation Grant of \$25,000 from the Chicago Community Trust to cover design-related expenses during Stage 3. Chicago Community Trust will coordinate grants and eligibility terms with each respondent once teams are formed.

The proposal development period is expected to run for roughly six weeks, at which point teams will share their project proposals with an Evaluation Committee and members of the public in the form of a pre-recorded video. The recorded presentations will be made available for public online viewing, and dedicated review meetings may be arranged for local elected officials, their staff, community organization representatives, residents, business owners, institutional leaders, and others. During the meeting, each team will share their video recording and respond to questions and feedback from the community.

Development teams are permitted to work on the video while crafting their submittal, but they are not a required part of the submittal packet, and do not need to be submitted to DPD until one week prior to the public webinar. The recorded presentation should have a maximum run time of ten minutes. There is no slide limit or mandated format, but it should include the following information:

- » Team Summary: Development Team; Design Team; Potential Business Enterprise Tenants, Construction Team; Community Partners
- » Professional Experience and Portfolio: How does the Teams experience and past work qualify it for leading the redevelopment of the sites (i.e., why this team?)
- » Household & Community Wealth Building: How does the Team intend address both household wealth-building and community wealth building strategies listed in the RFQ's evaluation criteria?
- » Initial Concept Design including program and unit mix, massing diagrams, site plan, diagrammatic building plans, elevations, sections and an eye-level rendering of the project's exterior design and engagement with the public realm.

The City may require respondents to provide additional information as necessary. The submittal should include and/or be accompanied by the items outlined below:

1. Executive Summary providing a narrative description of all key aspects of the proposal.
2. Development Program including a description of the conceptual vision and proposed anchor uses. Preliminary estimates regarding the type and size of the final development, including gross floor area, net floor area, unit counts, or other metrics by parcel and by phase of development should be included.
3. Development Schedule outlining key milestones of development. Potential milestones may include: site preparation, construction commencement, construction completion, marketing period, occupancy, and stabilization. Please provide market studies to back up absorption schedule.

4. Environmental Remediation Plan describing the plan for locating and financing infrastructure and other public improvements and for managing or removing environmental contamination on the Site.
5. Community Engagement Plan outlining how the Developer-Design Team will manage interactions with the public and stakeholder organizations in advancing the development process.
6. Development Proposed Business Deal and Transaction Structure outlining payment to the City, the phasing of land acquisition, the manner in which the Team will acquire the property (outright purchase, participation ground lease, etc.), and the estimated timing of payments to the City. Also indicate the estimated type and amount of assistance that will be requested from or require the participation of the City (TIF, New Markets Tax Credits, Special Service Area or Business District designation, special assessment classification, etc.).
7. Development Proposal including detailed estimates of development program and schedule. Include the proposed land area to be developed, tenants or anchor uses, type and size of development, gross floor area, net floor area, unit counts, or other metrics. Outline key milestones in development, including site preparation, construction commencement, construction completion, marketing period, occupancy, and stabilization.
8. Design Documents illustrating the Developer-Design Team's vision for the site. Specific requirements include:
 - » Site plans and context maps.
 - » Three massing concepts for the selected site illustrating building heights, orientation, relationship to surroundings, primary building materials, major architectural features, and sustainable design.
 - » Conceptual diagrams addressing access and circulation, open space, and programmatic elements.
 - » Conceptual plans illustrating ground floor use, typical residential levels and any unique or intermediate levels including residential amenity space
 - » An initial concept rendering of a preferred massing option illustrating an architectural response to the site
 - » Narrative describing compliance with City development objectives.
 - » Description of construction methods and major building systems, including structure,

façade, and mechanical systems.

» Narrative describing compliance with City development objectives.

9. Feasibility and Financing Plan proving the market and financial feasibility of the development.

Specific requirements include:

» Purchase or lease price of land to be paid to the City.

» Estimated development budget including hard and soft costs.

» Proposed financial structure (debt, equity, grants).

» Status of financing/evidence of financial commitments.

» Letters of intent from anchor tenants.

» Projected construction and lease-up schedule.

» Market studies supporting pricing and absorption assumptions.

» Fifteen-year pro forma/financial projections of revenue, expenses, and/or sell-out.

» Leveraged and unleveraged returns.

» Management plans for construction and operation.

» Leasing/marketing plan.

» Required amount of assistance requested from or requiring the participation of the City (if any) and demonstration of need for assistance.

10. Narrative of Fiscal and Economic Impact describing the number of new construction and permanent jobs created and the net new City taxes the proposed development will generate, including real property tax, sales tax, and income taxes.

EVALUATION AND SELECTION

Upon completion, qualifications will be presented to, and evaluated by, City staff, Evaluation Jury members, and public representatives, in accordance with the evaluation criteria described below.

The evaluation committee will submit a recommendation to the Commissioner of the Department of Planning & Development. The Commissioner will then determine the selected Developer-Design Team. The selected proposal will be presented to the Community Development Commission (CDC) for a recommendation to the City Council. If recommended, a redevelopment agreement will be drafted

for submission to the City Council. Only the City Council is empowered to provide final approval of the redevelopment agreement and permission for conveyance of the property. Following City Council approval, DPD will have authority to enter into the redevelopment agreement and there will be authority for the property to be conveyed as described in the agreement. All bidders/bidding teams that are not chosen will have the opportunity for detailed feedback from the Department of Planning and Development. The objective is to improve submissions to future RFQs/RFPs in community areas, as well as contribute to the capacity building of developers across the city – in particular, Black and/or Latinx developers.

The selected Developer-Design Team will be invited to complete a Multi Family Financing Application with the Department of Housing for consideration of financial assistance for the residential components of the proposed development. The number of teams and sites selected will be determined based on available resources.

Evaluation Criteria for Project Award: The City is committed to inclusive economic development that increases the capacity of and participation from racial and ethnic minorities, and residents who are members of other historically disadvantaged groups. This RFQ has dual goals: one is to develop the opportunity sites identified in this community area, and another is to maximize the participation of residents and ownership of businesses reflecting the diversity of this community in all phases of a project – including, but not limited to, design, development, construction, financing, and operations.

For these reasons, the following three criteria will be critical in the review and evaluation of submitted qualifications:

1. Promotion of Short-term and Long-term Community Wealth Building

The RFQ is seeking:

- » Bidding teams formed through creative / innovative “partnership” models that showcase equitable control, ownership, and/or decision-making authority of historically disadvantaged business partners reflecting the demographics of the community areas, which are predominantly Black and Latinx; proposal must include details about how the proposed respondent will be structured (e.g., corporation, limited partnership, limited liability company, etc.), including the name of its executive officers, directors, general partner, managing member(s), etc., as applicable, that directly or indirectly control respondent’s day-to-day management and the percentage of interest of each therein.
- » Inclusion of entities in said “partnership” with a proven track record of commitment to promoting equity and racial justice (e.g., record of work to dismantle policies and practices that compromise the well-being of communities of color), and/or bidder(s) that

are Black or Latinx-owned businesses, and/or bidder(s) that prioritize employment of Black and Latinx employees, especially in corporate leadership/decision-making roles or Board positions

- » Inclusion of bidder(s) with a proven track record of working and making investments in Latinx and communities of color in Chicago.
- » Collaboration with and support from community-based organizations, community residents, historically disadvantaged business owners, and Aldermen.
- » Commitment to economic development and other benefits to the city and, in particular, the surrounding community, including but not limited to, opportunities (through development itself or through intended end-use) for newly created jobs focused on employment from the community
- » Level to which the intended end-use will create opportunities to promote local small business development, arts/cultural-based businesses, community space, and/or entrepreneurial opportunities for community residents
- » Beyond the composition of bidding teams/partnerships themselves, bidders are required to unequivocally commit to a strategy for diversity in participants during implementation, aligned with the goals of the City of Chicago*. Respondents shall provide the following:
 - a. Verifiable percentages of actual MBE/WBE participation achieved on at least three representative projects in the last three years. Applicable to any member of the design-build entity (lead entities' experience preferred).
 - b. Verifiable percentages of minority, female, and Chicago resident labor actually employed on three representative projects in the last three years. Compare these percentages to any employment goals to which the firm was committed; and
 - c. Demonstrated plan for this project to utilize meaningful percentages of minority, female, and Chicago resident labor (e.g., description of bidding process and plan to hold contractors accountable)

* MBE/WBE participation requirements will be based on the aggregate value of the agreement for both professional and construction/general contracting services. The minimum MBE participation goal for this project is 26%; the minimum WBE participation goal for this project is 6%.

2. Professional & Technical Competence

The RFQ is seeking:

- » Completeness and responsiveness of the proposal
- » Professional and technical competence as evidenced by the professional qualifications and specialized experience of development team, current and past performance of the development team on projects similar to the proposed project, and current and past performance on other projects
- » Quality of the development concept and conformity of that concept to the development program, goals, objectives, requirements, and parameters set forth in the RFQ
- » Innovation demonstrated by the project in terms of achieving programmatic goals, urban design objectives, and environmental benefits. Special consideration will be given to those qualifications that exhibit new and creative ways of attaining the goals stated in the RFQ
- » Commitment to high-quality design and an exhibition of adherence to DPD's Design Excellence Principles
- » Project completion schedule

3. Economic Feasibility

The RFQ is seeking:

- » Respondent's financial qualifications as evidenced by the proven ability to obtain financing for similar projects, by the ability to raise equity capital, by indications of lender interest in the proposed development, and by financial statements, annual reports, or other submitted documentation
- » Amount of public assistance necessary, if any, and the proportion of public assistance to the total project cost
- » Total project cost, amount of equity contribution, and proportion of equity contribution to the total project cost

Note: The City of Chicago reserves the right to contact all partners to clarify their proposed roles in the project to clarify the details of the partnership structure.

Preliminary Timeline: The following dates provide a summary of anticipated key milestones. These dates are subject to change. Any modification to the process or timeline will be communicated through addenda to the relevant participants.

Stage 1

- » December 5, 2022 – RFQ Release
- » December 13, 2022 – Pre-Submission Call
- » January 13, 2023 – Q&A Period Ends
- » January 27, 2023 – RFQ Responses Due
- » January 30 to February 10, 2023 – Jury Evaluation

Stage 2

- » February 13, 2023 – Team Paring Begins
- » February 24, 2023 – Final Teams Due

Stage 3

- » March 1, 2023 – Community Workshop (Team Introductions and Listening Session)
- » March 6, 2023 – Proposal Development Begins
- » April 21, 2023 – Proposals Due
- » Late April 2023 – Proposal Videos Due
- » Early May 2023 – Public Review Period and Jury Evaluation
- » Mid May 2023 – Announcement of Selected Proposal

CANCELLATION

The City reserves the right, at any time and in its sole and absolute discretion, to reject any or all submissions, or to withdraw the RFQ without notice. In no event shall the City be liable to respondents for any cost or damages incurred by respondents, team members, consultants, or other interested parties in connection with the RFQ process, including but not limited to any and all costs of preparing the preliminary cost budget, architectural drawings and renderings or other submitted materials, and participation in any conferences, oral presentations, or negotiations.

CONDITIONS OF ACCEPTANCE

The City reserves the right to request clarification and/or additional information from the respondents during the evaluation and selection process. Any respondent that makes a material misrepresentation will be eliminated from further consideration. The City reserves the right to disregard any informality in the submission. All submitted materials are the property of the City. Any release of these materials for publication requires approval from the City of Chicago.

SUBMISSION PROCEDURE FOR QUALIFICATIONS

Qualification materials should be submitted digitally to the Project Manager in PDF or similar format. Any files in excess of 15MB should be sent via download link, with necessary access permission granted. Smaller files may be sent by email. Additionally, material should be sent to the attention of the project manager on a USB storage device to 121 N LaSalle Room 1000, Chicago, IL 60602. It is the Respondents' responsibility to ensure that their Qualifications Statements are received by 4:00 PM Central Time, January 27th, 2023.

The City of Chicago reserves the right, at its sole discretion, to accept late submittals or to reject any or all submittals when, in its opinion, it is determined to be in the public interest to do so; to waive minor irregularities and informalities of a submittal; or to cancel, revise or extend this solicitation.

This Request for Qualifications does not obligate the City of Chicago to pay any costs incurred by any Respondent in the submission of a proposal or in making necessary studies or designs for the preparation of that proposal, or for procuring or contracting for the services to be furnished under this Request for Qualifications.

Responses should be submitted and labeled as follows:

Email Subject: RFQ: Madison & Hamlin- SUBMISSION - [Team Name]

File Naming: RFQ_Madison&Hamlin_[team name]_[document name].pdf

The documents should be delivered to the Project Manager at the City of Chicago Department of Planning & Development:

James Harris

james.harris@cityofchicago.org

Any questions during the qualification stage question-and-answer period [Insert Date Range] should be directed via email to the address above.

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VII. Appendix

REGULATORY CONTEXT

Chicago Landscape Ordinance: The Chicago Landscape Ordinance establishes standards for on-site and parkway plantings. Landscaping permits are obtained as part of the normal process of building and zoning permit applications. Landscape plans must be approved by DPD to meet on-site requirements and by the Chicago Department of Transportation (CDOT) and Bureau of Forestry for public way requirements. All projects impacting the public way must comply with the CDOT Rules & Regulations regarding restoration and permitting.

Chicago Parking Garage Ordinance: The Chicago Parking Garage Ordinance establishes urban design standards for free-standing and accessory parking structures. An application for parking garage review must be submitted to the DPD before applying for a building permit.

Stormwater Management Ordinance: The Stormwater Management Ordinance took effect on January 1, 2008. Regulated developments include projects that disturb over 15,000 square feet of land or projects that will create an at-grade impervious surface of 7,500 square feet or more. The developer of such projects will be required to prepare a stormwater management plan for submission to the City for review. The plan must include rate control (by using the City's calculations guideline or by using Chicago vortex restrictors) and volume control (by using stormwater BMPs to capture up to 0.5 inch of rain from impervious areas or by achieving a 15 percent reduction in impervious surfaces from an established baseline).

Construction Requirements: The selected respondent must 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. Projects that receive Tax Increment Financing (TIF) must pay prevailing wage rates for all construction jobs.

Affordable Requirements Ordinance (ARO): The Affordable Requirements Ordinance (ARO) is the City of Chicago's inclusionary housing program that requires residential developments with 10 or more units that receive City Council approval for an entitlement, a city land purchase or financial assistance to provide a portion of the units as affordable housing. First adopted in 2007, the latest revision, adopted by City Council in April 2021, addresses issues of displacement in neighborhoods seeing rapid development and outlines Community Preservation Areas in communities where there is evidence of

displacement based on housing market and demographic changes. The revised ARO also encourages the production of more affordable and family-sized units, while also maintaining much-needed funding for current programs that support thousands of low-income renters. More information on the ARO is available at www.cityofchicago.org/ARO.

