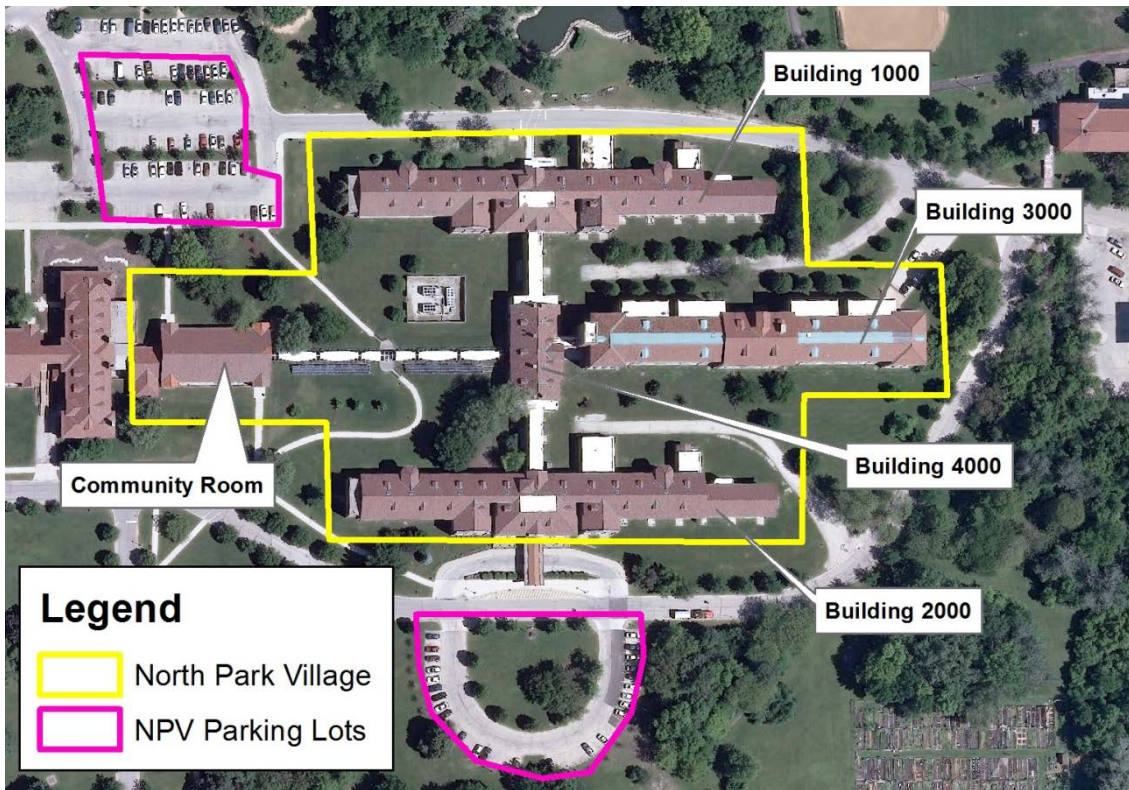


# REQUEST FOR PROPOSALS

for the long term lease and management of  
The Senior Housing Facility at North Park Village

5801 North Pulaski Road

Chicago Illinois 60646



City of Chicago  
Rahm Emanuel, Mayor

Department of Planning and Development  
David L. Reifman, Commissioner

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## I. GENERAL INVITATION

The City of Chicago Department of Planning and Development (DPD) requests the submission of proposals from development teams to enter into a 75 year lease to manage a 180 unit, four building complex near the intersections of Bryn Mawr and Pulaski within North Park Village. The site to be leased, including the four buildings, adjacent grounds, and surface parking lots, as identified on Exhibit A (the "Site") outlined in yellow and pink.

The Site includes a cluster of four connected buildings. Three buildings are senior housing apartments totaling 263,000 square feet (the "Apartment Buildings"). The three Apartment Buildings have four stories (ground level, second, third and fourth levels). There are also storage and laundry rooms on the ground level of each Apartment Building. The units are currently available for rent solely by senior citizens, some of whom may have disabilities. Each apartment unit contains a kitchen and a bath and 40 units are designated handicapped accessible. The Site also includes a community building to the west (the "Community Building") of the senior units which is connected by an enclosed walkway. Together, the Apartment Buildings and the Community Building are called the "Building Complex".

The Site is currently managed by the Elderly Housing Development & Operations Corporation ("EHDOC") through July 1, 2016 and the contract will be extended for another year.

This Building Complex in North Park Village was most recently renovated in 1988 and will require new investment and renovation. A 2015 project capital needs assessment prepared by EHDOC (available from the website for this RFP) identifies slightly more than \$41,000 in needed critical repairs, nearly \$276,000 in non-critical repairs and recommends \$3,160,000 for long term replacement reserves. In 2013, the City repaired the elevator and chillers at a cost of \$880,000.

The Apartment Buildings are fully occupied by low-income seniors. Ultimately, the City encourages the respondent to broaden the income mix so that up to 25% of the units would be occupied by seniors paying market rate. During renovations, existing tenants should be relocated within the Apartment Buildings while portions of the Apartment Buildings are being rehabbed. Ideally, no tenant would be relocated more than once, except to move back into the original unit.

The Building Complex and the adjacent structures in North Park Village were originally part of the Chicago Municipal Tuberculosis Sanitarium built in the early 1910s and closed in the 1970s. In 1996, the Chicago Historic Resources Survey identified the former sanitarium as a potential

Chicago Landmark District. While the Apartment Buildings and the Community Building are not landmarked, the City has begun exploring the possibility of landmarking these buildings as well as other remaining structures which were part of the tuberculosis sanitarium. Respondents would be encouraged to retain or restore historic features on the exterior and would be eligible for a building permit fee waiver if the exterior improvements are consistent with the historic character of the Building Complex. For more information about incentives and issues related to the Building Complex's historic features, please contact Eleanor Gorski in the Department of Planning and Developments Historic Preservation, Design and Planning Division at (312) 744-3201 or [eleanor.gorski@cityofchicago.org](mailto:eleanor.gorski@cityofchicago.org).

The Site is located approximately ten miles northwest of the Loop, a mile and a half east of the Edens Expressway and four miles west of Lake Shore Drive. The nearest bus lines run on Pulaski Street and Peterson Avenue approximately one half mile to the west and north respectively.

Currently, the City provides a shuttle service from all of the buildings within North Park Village to the front gate on Pulaski Road, where there are bus stops for the CTA Pulaski bus. The shuttle runs every half hour from 7 am to 3:30 pm every day, except City holidays, and runs in a loop which includes the Building Complex and the other buildings within North Park Village. Respondents should provide a replacement shuttle service for all of North Park Village and include the structure and cost of this service in their response.

Respondent will be responsible for the maintenance and upkeep of the Building Complex's interior and exterior structural and non-structural components, including the roof, all buildings systems and equipment including HVAC, elevators, building maintenance and operations including utilities, security and custodial, snow removal on adjacent sidewalks and parking lots, and maintenance of surrounding landscape and water features.

DPD will accept proposals from experienced development teams with the skills, experience, resources, and commitment needed to successfully develop the Site. An evaluation committee has been established by DPD to review the responses to the RFP and select the winning respondent(s).

Additional hardcopies of the RFP document are available at:

City of Chicago  
Department of Planning and Development  
121 N. LaSalle St., Room 1000  
Chicago, IL 60602

Individuals are required to provide contact information when picking up the RFP document, which will be used to send any future clarifications, updates and/or addenda.

Developers located outside of the Chicago area can obtain a copy by contacting Tracy Sanchez at the City of Chicago, Department of Planning and Development at (312) 744-9777, or by email at [tracy.sanchez@cityofchicago.org](mailto:tracy.sanchez@cityofchicago.org).

**A pre-submission meeting is tentatively scheduled for 2 pm on Tuesday, July 15<sup>th</sup> at North Park Village.** This will include a brief presentation on the particulars of the RFP, a chance to ask questions and a tour of the buildings and grounds. The meeting is for developers who intend to submit a response and will require pre-registration by contacting Tracy Sanchez at the Chicago Department of Planning and Development in advance via the contact information above. Attendance is not mandatory but is strongly encouraged as this is the key opportunity to raise questions regarding the RFP. A confirmation notice for this meeting will be sent to all registered developers.

After the pre-submission meeting, additional questions can be addressed to Tracy Sanchez at [tracy.sanchez@cityofchicago.org](mailto:tracy.sanchez@cityofchicago.org). DPD responses to the questions will be returned by e-mail to registered developers. Developers will be responsible for delivering submissions on or before the due date listed in this document. Late responses will not be accepted.

**KEY TARGET DATES:**

- RFP Issuance: July 1, 2016
- Pre-submittal conference and building tour July 15, 2016 at 2 pm
- RFP Due Date September 16, 2016 at 4:00 pm
- RFP Developer Selection October 28, 2016

## II. PROPERTY OVERVIEW

### A. Ownership and Site Characteristics

#### **Ownership**

The Site is city owned and within PIN 13-02-300-004-0000, which encompasses additional property which was part of the former TB sanitarium.

#### **Size**

The Site encompass approximately 6 ¼ acres (or 272,000 sq. ft.) of land. There are 96 parking spaces available for residents and their visitors and this includes 6 non-compliant ADA parking spaces. The successful respondent will be expected to maintain the grounds and paved areas used to provide access for deliveries and move-ins immediately around the Building Complex as well as the parking spaces used by the residents. During certain public events at the nature center, the City may request that a certain number of parking spaces be made available along the north end of the parking lot. City will provide dates for these events and provide notice 14 days prior to the event.

### B. City's Objectives

#### **Lease Price**

The lease price may be based on the projected revenue and expenses over the 75 year lease term. It is anticipated that an appraisal will be completed in the next few weeks and will be posted on the City's website for the RFP when it is available. Respondents are advised that lease price is an important consideration in DPD's evaluation of responses to this RFP. In addition to the appraisal, a copy of the current rental income and costs is provided within this RFP.

If the proposed lease price is less than the appraised value, then the respondent must provide tangible public benefits such as new jobs, services, cultural activities, social services, fiscal benefits, innovative environmentally-sustainable features or other desirable public benefits.

#### **Incentives**

The City could consider a possible below market rate lease, property tax reduction, or other incentive for redevelopment of the Site based on project need and benefits to the community.

#### **Site Preparation**

The selected respondent will assume the cost of securing and disposing of any unnecessary infrastructure and debris, such as paved surfaces, foundations, curbs and gutters, fill, fencing or lighting. The selected respondent is solely responsible for bearing all associated costs and making all arrangements regarding the abandonment, relocation or installation of private or public utilities. Respondents are advised to contact the City's Department of Transportation (312-744-4828) and private utility companies for information concerning utilities.

#### **Environmental and Soil Conditions**

There are no known environmental contaminants on the Site.

The City has not performed a geotechnical analysis of the Site and makes no representations, warranty or covenant as to the suitability of the land for any purpose whatsoever.

It is the responsibility of the selected respondent to investigate all environmental conditions of the Site to its own satisfaction, and any studies performed in addition to the City's analyses will be solely at the respondent's cost. The City will grant the selected respondent a right-of-entry for the purpose of conducting geotechnical and environmental tests. The respondent must provide the City with an acceptable certificate of insurance and the respondent must agree to provide the City with copies of any and all geotechnical, environmental or other test reports. The cost of environmental remediation of the property will be considered in negotiations with the selected respondent. The target price is based upon a market value appraisal of the Site that assumes the Site is free and clear of all environmental contamination.

### C. Neighborhood Context

The entire quarter section of land formed by Petersen on the North, Bryn Mawr on the south Central Park on the east and Pulaski on the west, was left largely untouched by settlement well into the 1800s. In the late 1800s the land was owned by Pehr Petersen and served as a tree nursery, providing trees for the 1893 Columbia Exhibition and for up to seven-eighths of trees planted in parkways and boulevards throughout Chicago up to 1910. In 1911, the City of Chicago purchased 158 acres of land from the Petersen family to build a TB sanitarium, taking advantage of the fact that the site was isolated from other residential areas. Over time the use of the property as a sanitarium waned and was ultimately closed in the 1970s. In the 1980s, there were proposals to tear down the sanitarium buildings and develop retail centers and condominiums. In 1989, an agreement was reached to retain the existing buildings and a conservation easement was put in place on the northern portions of the property to maintain the natural features for the next 75 years. The City does not expect respondent to propose construction of a new housing complex, but to instead propose renovations to the existing Building Complex.

### D. Zoning and Regulatory Ordinances

Development of the Site will be subject to the zoning ordinance adopted by the City on May 26, 2004. The Site is part of a larger planned development for most of this quarter section: PD 184.

The City of Chicago promotes better management of stormwater runoff to protect our water resources, and the minimal requirements for stormwater management are prescribed in the Stormwater Management Ordinance described previously. All respondents to the RFP are encouraged to exceed these minimum requirements by employing such features as natural landscaping, permeable paving, drainage swales, and naturalized detention basins. A guide to can be downloaded from this web address:

<http://www.cityofchicago.org/content/dam/city/depts/water/general/Engineering/SewerConstStormReq/2016StormwaterManual.pdf>

## E. Vehicular Access and Public Transportation

North Park Village is served by CTA buses and can be reached from the Edens Expressway and Lake Shore Drive using Peterson or Foster Avenue. The closet bus routes to North Park Village are on Pulaski to the west and on Foster to the south. There is no bus service on Bryn Mawr or Central Park Avenue.

The City currently provides a shuttle service which takes residents from the Building Complex to the bus stop on Pulaski. The service is provided every half hour from 7 am to 3:30 pm every day of the week, except official City holidays. The selected respondent will be expected to provide a similar service. Respondents must address this need in their responses to the RFP and are encouraged to provide a more robust service to local destinations which the residents may wish to visit such as grocery stores, shopping malls, theaters or cultural events.

Street Access: the Site is accessible from Pulaski Road by car, but accessible by pedestrians from all surrounding streets.

## III. THE DEVELOPMENT APPROACH

### A. Development Goals and Objectives

The development of the Site should create a thriving and active area consisting of a rental development that will serve the community with distinct qualities, character and ambiance. DPD seeks an experienced development team with the skills, experience, resources, and commitment needed to successfully lease, rehab, and manage the Site. This should include innovative and environmentally-sustainable design that meets the City's Sustainable development Policy requirements.

### B. Construction Requirements

The selected respondent must comply with the City's construction requirements. During construction, at least 26% of qualified project costs must be paid to City-certified MBEs and at least six percent must be paid to City-certified WBEs. In addition, Chicago residents must perform at least 50% of all construction-worker hours. Prior to the start of construction, the selected respondent will be required to meet with a representative of the City's monitoring and compliance division to review the respondent's plan for satisfying the City's construction hiring and MBE/WBE goals.

### C. Urban Design Goals

The City expects that the proposed development will fulfill the urban design goals identified in the following sections; proposals that do not fulfill these goals will not be given favorable consideration in the evaluation process.



Urban Design Guidelines: The project should be rehabbed to be positively responsive to the existing architecture. There are no preconditions related to issues of specific design, approach or expression. The project should be innovative in response to its programmatic needs and a high level of invention should be evident in all aspects of rehab, site plan, open space and architecture. The project should contribute to Chicago's tradition of excellence in design and should create an improved public experience. Identified as an historic resource by the City of Chicago, care should be taken in doing exterior improvements to ensure that the appearance from the outside continues to adhere closely to the original character.

Tenant Amenities: The respondent should provide wireless internet access for tenants and guests at a sufficient speed to allow for video streaming.

Landscape design: The project shall comply, at a minimum, with the Chicago Landscape Ordinance. Special consideration will be given to those proposals that exceed the minimum standard and include a variety of landscape materials and a range of details that give human-scale to the development and enhance the pedestrian experience at ground level.

#### D. Environmental Goals

The City expects that all proposals will employ, to the greatest practical extent, techniques that lessen the environmental impact of the project and result in a development that will be efficient to operate, require fewer resources to build and maintain, and that will protect building occupants' health and wellbeing. Identified below are several important techniques for enhancing the environmental benefits of development projects.

- Roof Systems: The main roofs of the Building Complex are pitched and were originally sheathed in clay tiles (there are 12 small flat roofs over bays and other smaller extensions from the main buildings). As these buildings are identified in the Chicago Historic Buildings Resources Survey and may in the future be designated as Chicago Landmarks, maintaining the slope, color and unit size of the original roofs is strongly encouraged. Substituting alternate materials which closely approximate the color, texture and unit size of the original tiles is generally acceptable and increasing the level of insulation and long term durability of the roof system is strongly encouraged.

Respondents should meet one of the following four green building standards:

- LEED Certification: The U.S. Green Building Council's LEED (Leadership in Energy and Environmental Design) Green Building Rating System provides national standards for the development of high performance, environmentally sustainable buildings. Properties submitted for LEED certification are rated according to environmental performance in six categories: sustainable sites, water efficiency, energy and atmosphere, materials and resources, indoor environmental quality, and innovation and design process. Properties are awarded points for meeting or exceeding the requirements of each category. Those properties that meet the minimum requirements receive LEED Certification; properties that exceed the minimum

requirements can achieve Silver, Gold, or Platinum ratings. The U.S. Green Building Council's website is [www.usgbc.org](http://www.usgbc.org)

- Green Globes: The Green Globes is an online building assessment tool that evaluates and rates the environmental performance of new and existing buildings and interior fit-ups. The Green Globes assessment occurs in two stages: the preliminary assessment at the Concept Design stage (which corresponds with planning approval) and the final assessment at the construction documents stage (which typically corresponds with building permit approval). These phases allow municipal authorities to verify that environmental claims are being met as the project develops. Once the verification is completed by a third-party, the project is awarded a Green Globes certificate. The Green Globes Initiative website is: [www.greenglobes.com](http://www.greenglobes.com)
- Energy Star: The Energy Star program is administered by the U.S. Environmental Protection Agency (EPA). The program helps to protect the environment by promoting superior energy efficiency. The program rates the energy efficiency of building products, equipment, and appliances as well as the overall energy efficiency of newly constructed residential buildings of less than four stories. Products and buildings that achieve a high level of efficiency are awarded and Energy Star label. The EPA's Energy Star website is [www.energystar.gov](http://www.energystar.gov)
- ASHRAE Standards: The American Society of Heating, Refrigerating and Air Conditioning Engineers have established standards for energy efficient design. Standard 90.1-2004 provides standards, including criteria for determining compliance, for new construction or renovation of buildings (except for residential buildings of three or fewer floors) in such areas as buildings envelope, mechanical and electrical systems and equipment. ASHRAE's website is [www.ashrae.org](http://www.ashrae.org)
- Stormwater Management: The City of Chicago promotes better management of stormwater runoff to protect our water resources, and the minimal requirements for stormwater management are prescribed in the Stormwater Management Ordinance described previously. All respondents to the RFP are encouraged to exceed these minimum requirements by employing such features as natural landscaping, permeable paving, drainage swales, and naturalized detention basins. A guide to can be downloaded from this web address: <http://www.cityofchicago.org/content/dam/city/depts/water/general/Engineering/SewerConstStormReq/2016StormwaterManual.pdf>
- Vehicular Use Area Shading: Large expanses of paved surface such parking lots are significant contributors to the urban heat island effect. This effect can be mitigated through landscaped islands and perimeter strips that are planted with shade trees. DPD promotes shading that covers at least 50% of the paved VUA areas after five years of tree growth. Proposals that incorporate the preceding environmental strategies to the maximum practical extent will be given favorable consideration.

#### IV. SUBMISSION REQUIREMENTS

All submissions should be responsive to the requirements described below:

##### A. Submittal Format

Submittals must be prepared on 8.5" x 11" paper and bound in portrait format. Drawings included with submittals must be no larger than 11" x 17" and must be folded to not exceed 8.5" x 11". If the respondent considers that certain portions of the submittal contain proprietary information, such portions should be clearly marked CONFIDENTIAL.

The original, 5 copies of the proposal and electronic copies (disk or flash drive) must be submitted. The original must be left unbound, contain original signatures and be clearly marked ORIGINAL.

##### B. Submittal Contents

The submittal must be organized so that each of the following numbered sections is included in the report in order and identified by tabs. All of the items described below must be provided:

- Cover Letter and Proposal Summary Form – this section must include a letter that briefly describes the proposed development project, indicates the offer lease price, identifies the benefits that the project will create for the City and the neighborhood and describes the respondent's experience in long term management of senior and mix-use housing developments. The letter must be signed by an authorized representative of the responding entity and be followed immediately by the Proposal Summary Form, a copy of which is provided in the addenda.
- Respondent's Organization – this section must provide information concerning the respondent's organizational form. The following information must be provided:
  - a) A statement describing the legal form of the development entity, including identification of the principal representatives and individuals authorized to negotiate on its behalf.
  - b) A description of the contractual structure of the respondent (joint venture, partnership, etc.), ownership percentages and duties. DPD is likely to require copies of agreements, organizational documents or letters of intent before selecting the winning proposal.
  - c) An organizational chart that clearly illustrates the role of each team member.
- Respondent's Qualifications – this section must substantiate the ability of the development entity and key team members to successfully manage a housing development. The following information must be provided:

- a) Qualifications and experience of each entity and key staff person involved in the project.
  - b) A description of the financial capacity of the entity as evidenced by financing for projects of similar scope, use or complexity completed within the last 10 years. Submitted examples must include project identification, a brief description, current status, type of financial structure, sources of debt financing, public financial support, if any, and the size of the equity investment.
- Project Narrative – this section must provide a detailed description of the project (the Building Complex and Site) and the ways in which it satisfies the goals and objectives of this RFP, please include:
    - a) A statement of the objectives of the project and the approach the respondent will take in implementing the project, including the project components and compliance with the development program and design guidelines.
    - b) A description of the respondent’s understanding of the physical form of the community and its patterns of use and how the proposed project will be consistent with the surrounding neighborhood and the City’s redevelopment goals and objectives. Describe how the project will benefit the community and the City both now and into the future.
    - c) A detailed description of the proposed project.
    - d) A description of how the project fulfills the goals and objectives of this RFP, including urban design and environmental features.
    - e) A description of the number of units and income mix of the tenants.
    - f) A justification of any request for financial assistance or zoning change.
- Plans and Drawings – in this section, provide scaled drawings that illustrate the overall character and planning of the development. Each drawing should be no larger than 11” x 17” and be included in each of the submittals. The following drawings, plans and descriptions must be provided:
    - a) Urban design plans showing the relationship of the site to the community and the surrounding urban context. A clear understanding of pertinent issues related to both urban form and circulation should be evident in these drawings.
    - b) A site plan showing proposed site configuration, building footprint, landscaping, ingress and egress, parking and loading.
    - c) Typical floor plans showing floor area totals.
    - d) Elevations of all facades identifying building materials.

e) Color rendering of the primary elevation.

f) Other plans, drawings or models at the respondent's option.

- Financial Information – each respondent must submit a complete financial plan. In this section respondents must present the applicable financial forms, which must follow the format indicated in the sample documents presented in the addenda. The City reserves the right to request from the respondent, and/or each team member, a complete set of current audited financial statements or any other financial documentation. The following financial information must be provided:

a) A narrative overview of the financial structure of the proposal. The respondent must identify the sources of equity investment and the sources and terms of lender financing.

b) Information concerning the marketing plan and pricing structure and describe any proposed leases. Describe the development team's property management experience and plan.

c) Sources and uses of funds statement.

d) Development budget.

e) Pro-forma cash flow projection. Projected equity investor returns must be provided.

f) Evidence of ability to obtain financing consistent with the sources and uses.

g) Project completion schedule and key dates.

- Affirmative Action Plan – the respondent must commit to implement an affirmative action program designed to promote equal opportunity in every aspect of procurement of goods and services. The Affirmative Action Plan must include the following:

a) A statement of commitment to achieving the minimum participation in contract expenditures of 26% for MBEs and six percent for WBEs.

b) A written plan outlining a strategy for utilization of MBEs and WBEs in the proposed development. The plan must include designation of sufficient staff to administer the program and a description of the procedures that will be instituted to assure achievement of the program's goals.

- Economic Impact – the respondent must provide a discussion of the economic impact of the proposed project including fiscal impacts, construction and permanent employment and potential economic impact on the community. The respondent must provide an estimate of any new or retained permanent jobs that will be generated by the project and include an analysis in

support of these claims. An estimate of the number of temporary construction jobs expected to be generated by the project must also be provided.

- Legal Actions – the respondent must provide a listing and description of all legal actions in which the firm, or any team member, has been:

a) A debtor in bankruptcy.

b) A defendant in a lawsuit for deficient performance under a contract.

c) A defendant in an administrative action for deficient performance on a project.

d) A defendant in any criminal action.

- Special Conditions – this section is reserved for a description of any special conditions that the respondent may offer to, or request from, the City.

- Addenda – use this section to present additional information, such as copies of business agreements, organizational documents or letters of intent, additional drawings or graphics, additional information concerning the project, the development team or proposed tenants and other information that supports the proposal.

### C. Submission Address and Deadline

The original and five copies and electronic copies (disk or flash drive) of the proposal must be delivered to the location below in a sealed envelope no later than four pm on, Friday, September 16, 2016. Upon request DPD will confirm acceptance of the delivery in writing. Late deliveries will not be accepted. The respondent is solely responsible for ensuring timely delivery and any proposal received after the deadline will be returned unopened.

Submit proposals to the following address:

Department of Planning and Development  
City Hall  
121 N. LaSalle St. #1000  
Chicago, IL 60602  
Attention: Tracy Sanchez

The outside of each packet, or box, of proposals must be labeled as follows:

Request for Proposals  
North Park Village : Senior Housing Facility  
Chicago, IL  
Respondent: Name of Respondent

## V. SELECTION PROCESS

### A. Evaluation and Approval

DPD will review the submittals in accordance with the evaluation criteria described in Section VI, see below. DPD may recommend a shortlist of respondents who may be asked to answer additional questions, provide follow-up information or make an oral presentation.

DPD may recommend that negotiations be commenced with the selected development team. As a result of these negotiations, the selected proposal may be amended or revised in order to best serve the City's interests. The proposal will be presented to the Community Development Commission for a recommendation to the Chicago City Council. If recommended, a project-specific Lease will be drafted for submission to the City Council. Only the City Council is empowered to provide final approval of any Lease of the property. Following City Council approval, the Lease of the Site will be executed.

### B. Cancellation

The City reserves the right, at any time and in its sole and absolute discretion, to reject any or all submittals, or to withdraw the RFP 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 this RFP 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.

### C. 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 submittal. All submitted materials are the property of the City. Any release of these materials for publication without the prior written permission of DPD is cause for disqualification.

Prior to consideration of the selected proposal by the Chicago Plan Commission and the City Council, the respondent will be required to disclose additional information concerning the structure and ownership of the development entity. Before the proposal can be considered, by either body, all individuals having an economic interest in the project must be free of all delinquent City fines, tickets, fees or penalties and must not be in arrears of child support payments. DPD will provide the necessary forms.

Prior to the start of construction, the selected respondent will be required to meet with the Construction and Compliance Division of DPD to review the respondent's plan for satisfying the City's construction hiring and MBE/WBE goals.

The selection of a winning proposal does not commit the City to action until the Lease has been executed. The Lease must be consistent with the terms of this RFP and all representations made by the applicant regarding the identification of the development team and description of the rehabilitation project. The development team must demonstrate, without limitation, the wherewithal to complete the proposed redevelopment project.

During the term of the Lease the developer may not, without the prior written consent of the City, directly or indirectly do any of the following:

- Transfer, assign, or sublet the Lease or any interest in it;
- Create any assignment with respect to the proposal;

Nothing in this RFP is intended, nor shall be deemed to operate, limit or otherwise constrain the authority, powers and discretion of the Purchasing Agent as set forth in the Municipal Purchasing Act for Cities of 500,000 or more in Population, 65 ILCA 5/8-10-1 et. Seq., as amended, and in the Municipal Code of the City of Chicago, as amended.

## VI. EVALUATION CRITERIA

DPD will consider all of the following criteria in its review and evaluation of the submitted proposals (the criteria are not listed in order of importance):

- Completeness and responsiveness of the proposal.
- Quality of the development concept and conformity of that concept to the development program, goals, objectives, requirements and parameters set forth in this RFP.
- Innovation demonstrated by the project in terms of achieving programmatic goals, urban design objectives and environmental benefits. Special consideration will be given to those proposals that exhibit new and creative ways of attaining the goals stated in this RFP.
- Professional and technical competence, as evidenced by the professional qualifications and specialized experience of the 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.
- 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.



- Offer price.
- Project completion schedule.
- Total project cost, amount of equity contribution and proportion of equity contribution to the total project cost.
- Amount of public assistance requested, if any, and the proportion of public assistance to the total project cost.
- Economic feasibility of the project.
- Economic development and other benefits to the City and surrounding community.
- The level and quality of the Affirmative Action Plan for participation by Minority and Women-owned Business Enterprises and the quality and completeness of the hiring strategy for City residents in conjunction with the Chicago Residency Ordinance.
- Compliance with applicable Laws, Ordinances and Statutes, including without limitation, the Disclosure of Ownership Interests Ordinance (Chapter 2-154 of the Municipal Code of Chicago); the Anti-Bribery Ordinance (Section 2-92-320 of the Municipal Code of Chicago); the State of Illinois Anti-Collusion Statute (Illinois Criminal Code); the State Tax Delinquencies Statute (65 ILCS 5/11-42.1); the Government Ethics Ordinance (Chapter 2-156 of the Municipal Code of Chicago); the Anti-Scofflaw Ordinance (Section 2-292-380 of the Municipal Code of Chicago); the Affordable Housing Ordinance (Section 2-44-090 of the Municipal Code of Chicago); the Civil Rights Act of 1964, 42 U.S.C. sec 2000 et seq (1988) as amended; the Civil Rights Act of 1991, P.L. 102-166; Age Discrimination Act, 42 U.S.C. sec, 6101-6106 (1988); Rehabilitation Act of 1973, 29 U.S.C. sec 793-794 (1988); Americans with Disabilities Act, 42 U.S.C. sec. 12101 et seq and 41 CFR Part 60 et seq (1990); the Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities, 36 CFR 1191 et seq (1993); the Architectural Barriers Act 42 U.S.C. 4151 et seq (1993); the Uniform Federal Accessibility Standards 36, CFR 1190 et seq; the Illinois Environmental Barriers Act, 410 ILCS 25/1 et seq (1992); the Illinois Accessibility Code, 71 Admin. Code, Ch. 1, Sec 400.100 et seq (1992); the Fair Housing Amendment Act, 42 U.S.C. 3601 Note Sec. 800 and 24 CFR; the Chicago Fair Housing Ordinance (Chapter 5-08-101 of the Municipal Code of Chicago); the Illinois Human Rights Act, 775 ILCS 5/1-101 et seq (1992), as amended; the Chicago Human Rights Ordinance (Chapter 2-160, section 2-160-010 et seq of the Municipal Code of Chicago); the Uniform Federal Accessibility Standards; the Fair Housing Act, 42 USC 3601 et seq; the Rehabilitation Act and implementing regulations 24 CFR Part 8, Section 504 (“Nondiscrimination Based on Handicap”); and all other applicable equal opportunity and labor requirements.

## VI. APPENDIX

Exhibit A: Subject Site and Local Environment

Exhibit B: North Park Village Detail

Exhibit C: Zoning Map

Exhibit A: Subject Property and Local Environment

# North Park Village and Environs

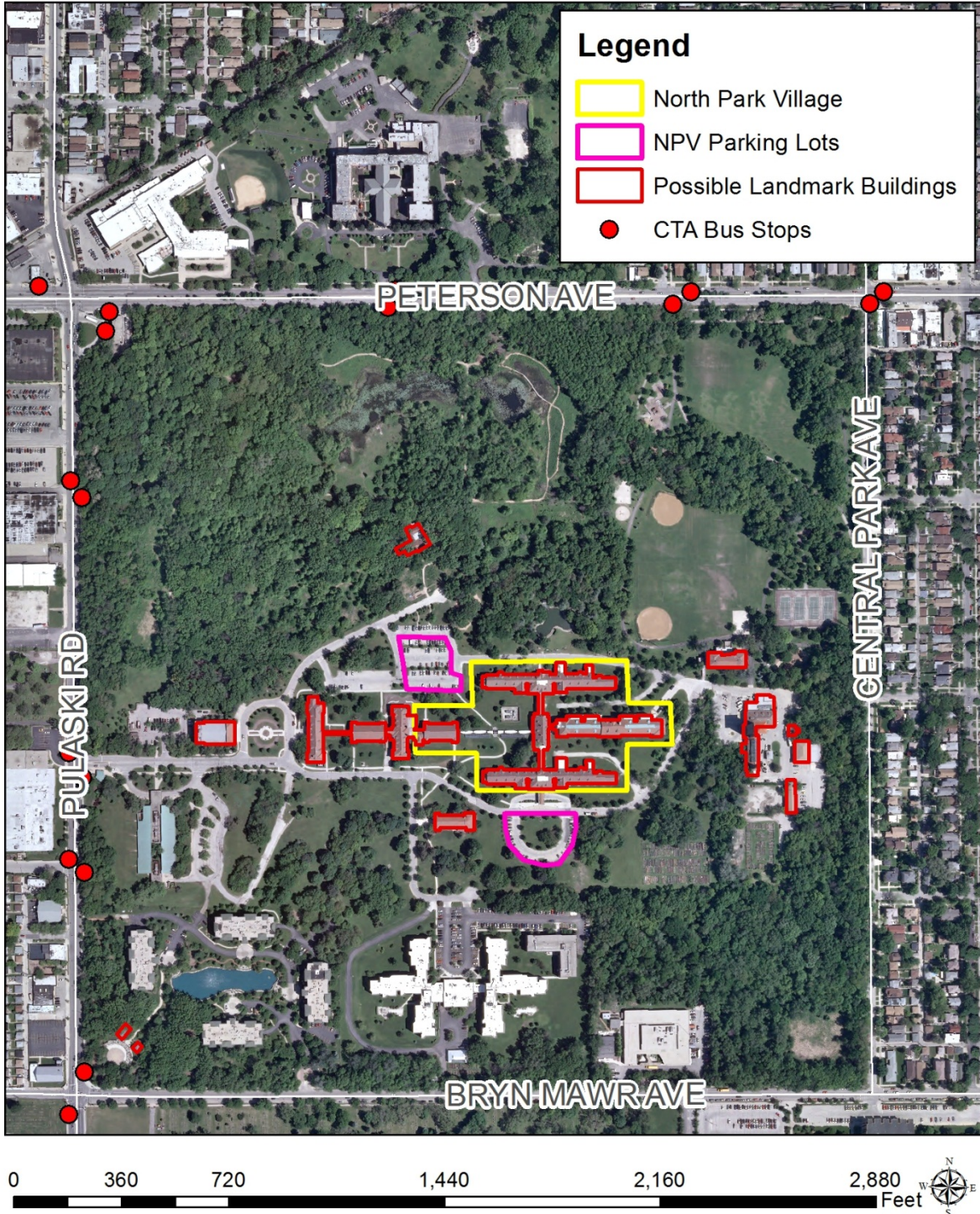


Exhibit B: North Park Village Detail

# North Park Village Detail

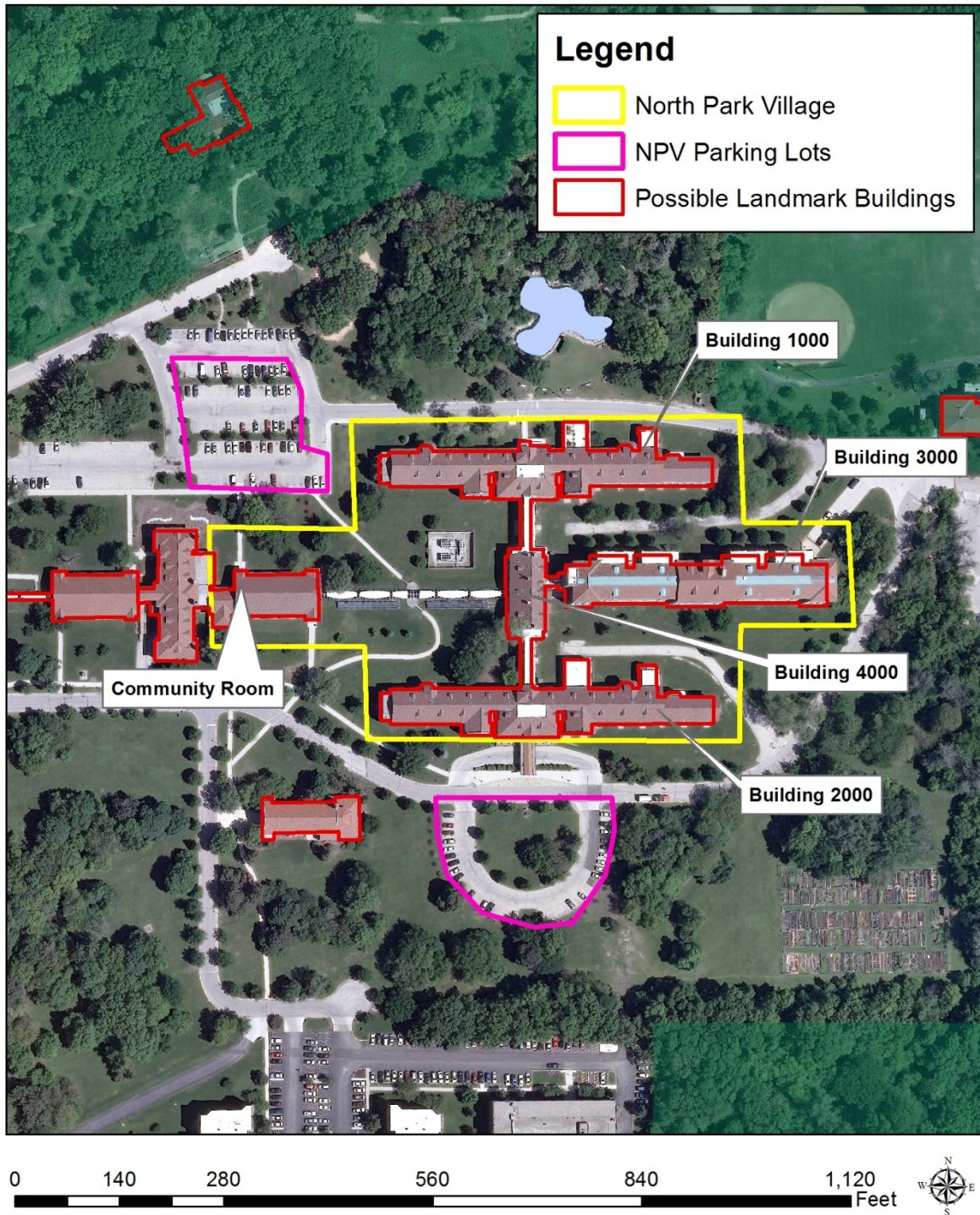


Exhibit C: Zoning Map

