MICHAEL REESE RFP
City Response to Respondent Questions

QUESTIONS RECEIVED SINCE PRE-SUBMITTAL CONFERENCE

5. **The City and MPEA have loosely prescribed a use or preference for the "Advocate/McDonald's" 11-acre site (4,000 parking spaces, "new" Marshalling Yards or configuration, retail along MLK plus a hotel) while leaving the Michael Reese Site and the Marshalling Yards to the developers to determine the economics. Economically, how does the MPEA support or justify the cost of what the MPEA is seeking on the Advocate/McDonald's site? Does the MPEA anticipate entering into an agreement to guarantee the economics necessary to support 4,000 parking spaces? Will MPEA enter into an agreement or desire to control/manage the hotel rooms? What functions beyond hotel rooms is MPEA looking for in the hotel and how many rooms would be optimal? For instance, convention or meeting spaces or an "Anchor" function not identified? Is there a particular segment of the hotel market MPEA is looking to address with a new hotel?**

   Presumably, value created by development over the Marshalling Yards site would need to offset any relocation/acquisition costs borne by a developer. In terms of deal economics, MPEA would be open to discussions regarding risk sharing. Any functionality that is complementary to a hotel use would be encouraged by MPEA. The optimal number and type of hotel rooms should be determined by market demand.

6. **Can a developer assume that a connection to the parking and hotel can be achieved above the I-55/Stevenson Expressway to overcome any perceived barrier between McCormick Place and Bronzeville?**

   The City would be willing to consider any infrastructure modifications that make the Michael Reese property better suited for quality development, including options for establishing connections to McCormick Place. I-55 is already elevated in this area, so a pedestrian bridge would need to be at a high elevation in relation to ground level. Pedestrian bridges are required to be at least 17'-5" above the roadway.

7. **How does the City's 30' easement on the east side of the Advocate/McDonald's site factor into the Reese redevelopment?**

   This easement is associated with the proposed South Lakefront Busway, an extension of the 2.5-mile McCormick Place Busway that links downtown and the convention center area.

8. **When will the Chicago DOT extend the bus line to 31st Street? Are there plans for further development of the transportation zoning at the NEC of the Reese site?**

   Extension of the busway south of McCormick Place is currently in the planning stages, and a timeframe for implementation has not been determined.

9. **The Michael Reese Redevelopment Strategy, May of 2013, mentions three potential Anchor strategies: Casino, Presidential Library and Major Convention Oriented Hotel Cluster. Assuming**

the Presidential Library is no longer an option, is the Hotel Cluster or Casino/Entertainment Complex viable options or has the City and MPEA identified another "Anchor" or "Anchors?"

The developer will be responsible for identifying any anchors in their development proposal.

10. **Is $22 million the expected cost of cleanup for the entire Michael Reese site or just the site of the former Carnotite facility?**

    The United States Environmental Protection Agency's (EPA) 2013 cost estimate for cleanup of contaminated soils within the former Carnotite site is approximately $23 million. This estimate does not include other portions of the Michael Reese site or adjoining properties. EPA's estimate is documented in a letter from EPA to the City dated May 23, 2013 and is available to registrants as an exhibit on the RFP Dropbox site. This $23 million estimate only applies to the cost of remediating radiological contamination (radium and uranium) and does not include the cost to remediate other known contaminants on the Carnotite site.

11. **Were any contaminants found in groundwater under the Michael Reese site? If yes, what were the levels?**

    Radionuclides and other contaminants have been detected in groundwater under the Michael Reese site. Radionuclide groundwater monitoring has been conducted for approximately one (1) year and the results are summarized in Table 4 of the latest quarterly data report submitted to the Illinois Emergency Management Agency (IEMA) on August 18, 2016. Radionuclide groundwater monitoring results have not exceeded concentrations of concern. Non-radionuclide groundwater monitoring results are presented in Tables 14 and 15 and Appendix C of the Phase II Environmental Site Assessment Report for the Michael Reese site, which includes the former Carnotite site. Both reports were made available to registrants on the RFP Dropbox site. It should be noted that the City and Illinois EPA have a memorandum of understanding which acknowledges a City groundwater ordinance as an acceptable "institutional control," limiting the need for groundwater remediation.

12. **Is this property in a TIF District? How much longer before it expires?**

    The entirety of the Michael Reese site is located within the boundaries of the Bronzeville TIF district, which was designated in 1998, and is scheduled to expire in 2022. The City is open to a "de-TIF/re-TIF" process in which 23 years of increment would be available to support redevelopment.

13. **Is it required to use the Pavilion? Why did the city keep it?**

    No, but it is the City's preference to maintain and reuse the building. Since acquiring the Michael Reese property, the City has committed to preserving the Singer Pavilion. Since it was the last building on the campus used for patient care, the building was in better condition than other structures and had the best chance for reuse. In addition, the design of Singer Pavilion was intact, whereas other modernist buildings on the campus had been diminished by additions and deferred maintenance. The building is eligible for listing on the National Register and would also meet criteria for designation as a local Chicago Landmark. Both designations would allow the redevelopment of the building to take advantage of preservation economic incentives.

14. **Has any environmental monitoring been done on the (Advocate) site to the north?**

The privately-owned Advocate Property is not part of the licensed Carnotite site, nor is it part of Michael Reese property. Per the City's Department of Fleet and Facilities Management (2FM), radiation monitoring is required prior to intruding into or disturbing soils in the broader Carnotite moratorium area, which includes the Advocate Property. Ongoing radiation monitoring is currently being conducted as part of construction of a new building at 2535 South King Drive. An interim radiation monitoring report was submitted to 2FM on December 22, 2016, which documented no elevated readings during the monitoring. This report has been added to the RFP Dropbox site. Additional monitoring is anticipated at the site in the future since work has not yet been completed.

15. **How many shows are there at McCormick Place each year? Which are the largest shows (that take up all four of the buildings)?**

    McCormick Place hosts 120 major events each year. The largest shows are the International Manufacturing Technology Show (IMTS) and the Packaging Machinery Manufacturers Institute (PMMI) show.

16. **How many trucks can the Yards hold at peak periods?**

    The Marshalling Yards can accommodate approximately 1,000 trucks.

17. **Are there plans for a McCormick Place expansion that includes the Yards?**

    At this time, there are no plans for a McCormick Place expansion that includes the Marshalling Yards.

18. **Are there any planned expansions/modernizations for the rail lines in between the Reese site and the Yards?**

    All questions regarding the railroad right-of-way should be directed to CN or Metra.

19. **Would it be possible to work out access to the Metra Station from the Marshalling Yards?**

    It could be possible to work out access to the Metra Station from the Marshalling Yards with the correct redesign.

20. **Are the operations at the Marshalling Yards 24/7? Are trucks stored here? Who are the tenants and what are the lease rates?**

    Yes, the Marshalling Yards operate 24/7. There is some truck storage for customers of McCormick Place, however, lease rates are proprietary.

21. **Is the only access to the Marshalling Yards from 18th Street and 31st Street?**

    Yes, however, East 31st Street the primary entry point.

22. **Does McCormick Place want to maintain the same space for the trucks and, if yes, could that shift (location)?**

Yes, McCormick Place needs to maintain the same land area for truck marshalling. Depending on the design, that area could shift locations.

23. What are the plans for the Lakeside Center?

At this time, it is planned for the building to remain open.

24. Is there access to McCormick Place under the highway?

Yes, McCormick Place can be accessed under the I-55 ramps by either Moe Drive or Mines Drive; however, access may be restricted during certain events.

25. Is the bus lane restricted?

Yes, the bus lane is restricted to usage by buses only.

26. What are the height requirements for the trucks?

The height limit for trucks is 15’-4” along Moe Drive.

27. Who has the air rights for the railroad tracks?

All questions related to railroad property should be directed to CN or Metra.

28. What consultants has the city engaged?

At this time, the City has not engaged any consultants for work related to the RFP.