



RESPONSE TO REQUEST FOR CLARIFICATIONS FOR THE RELOCATION OF 1685 N. THROOP OPERATIONS PROJECT			
June 26, 2017			
Question #	RFP Cross-Reference	Question	Response
1	1.5	Will the City and CIT consider extending the Proposal Due Date to allow for additional time to develop proposal responses?	Per Addendum #1, the Proposal Due Date has been revised to July 19, 2017.
2	N/A	Will an appraisal of the 1685 N. Throop property be available to proposers?	No. Appraisals of the 1685 N. Throop property are currently not publicly available; the sale of the property is currently active. The City anticipates net proceeds from the sale will significantly exceed the \$37 million Project budget. The Selected Respondent will be given additional financial information during the Design Development Phase as it finalizes its finance plan and secures committed Project financing.
3	4.2	Will the Developer be provided a lien on the 1685 N. Throop site as collateral in the DBF agreement for the lender / financing party?	The final security structure for the Project financing will not be finalized until the Design Development Phase; however, Respondents must be prepared to offer a financing solution that is secured solely by the City of Chicago's contractual commitment.
4	N/A	Will the attendee list for the Pre-Submission / Networking Conference be posted on the CIT website?	Yes. The Pre-Submission / Networking Conference attendee list has been posted to the CIT website.
5	N/A	Will the slide show presentation from the Pre-Submission Conference be made available?	Yes. The Pre-Submission / Networking Conference presentation has been posted to the CIT website.
6	N/A	Will a list of the RFP document holders be posted on the CIT website?	Yes. A list of all registered RFP document holders has been posted to the CIT website.
7	3.1.5	If the Selected Respondent completes the Design Development Phase work in accordance with the requirements of the RFP and Acknowledgement of Selected Respondent, but no DBF Agreement is achieved, will the Selected Respondent be compensated for the Design Development Phase work?	Per Section 3.1.5 of the RFP, the City may, but is not obligated to, compensate the Selected Respondent for Design Services or other deliverables provided during the Design Development Phase even in such case that a DBF Agreement is not executed, subject to the terms and limitations set forth in the RFP and Acknowledgement of Selected Respondent. Further, all Design Development Phase deliverables will remain the sole property of the Selected Respondent until such time that the City makes payment for the Design Services or some portion thereof, as outlined in Section 3.1.5 of the RFP, or a DBF Agreement is executed. Any such payment for Design Services or other deliverables provided during the Design Development Phase will be subject to City Council approval.
8	1.3	Do you anticipate this Project to be led by the developer, contractor, or professional design firm?	The CIT and City do not have a preference as to what type of entity executes the DBF Agreement, or leads the efforts to design, build, and finance all three facilities.



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9	1.3	How many firms will be selected for the DBF Agreement?	One team will be selected, based on its ability to collectively and seamlessly provide design, build, and financing services, and provide a single point of responsibility for the delivery of all three replacement facilities. There will not be separate selection for design, build, and financing services.
10	1.3	Do Respondents have to bid all facilities in the Project?	Yes, all proposals should be for the comprehensive project scope, which includes the delivery of three replacement facilities.
11	Exhibit A	Do any of the sites require a salt dome structure or an underground fire pit?	No.
12	1.3	Is there a budget range that will allow the project to proceed or is the \$37 million budget the maximum limit?	The \$37 million Project budget is the anticipated maximum cost for all three facilities; this includes construction-phase financing costs and a \$500,000 allowance for moving and FF&E costs. Building requirements will be reviewed and, if need be, adjusted during Design Development, to fit within the budget. There is flexibility in the individual cost of each facility provided the entire project scope is achieved within the maximum budget.
13	N/A	Must Respondents be registered with the City as lobbyists or otherwise be pre-qualified with the City in any way to submit a proposal?	No, there are no specific pre-registration or pre-qualifications requirements to submit a proposal. However, per Section 8.20, Respondents shall file an Economic Disclosure Statement with the City prior to the Proposal Due Date, and all entities working on the Project will be expected to be properly licensed to practice or work in Chicago and/or Illinois. Finally, any individual or firm engaging in lobbying activities must separately ensure their compliance with any applicable City and State rules and regulations.
14	Exhibit A	Are there any Building Information Modeling Requirements for the Project?	No.
15	4(B); 7.3	What evaluation criteria is placed on MBE / WBE participation?	As outlined in RFP Section 7.3, Respondents will be evaluated based upon their demonstrated capacity to achieve the required MBE/WBE participation goals for the Project.
16	Exhibit A	Has a traffic study been completed, particularly for the Main Shop?	No, but a traffic study might be required as part of the Zoning approval process.
17	Exhibit A	The RFP states that Site Plan approval will be required for the Satellite Shop site. Have the City and CIT established protocols for expediting this process?	Pre-planning meetings have been held with both Zoning and Dept. of Buildings; general Project parameters, schedules, and approval processes were agreed upon. The Selected Respondent team will be required to participate in and present design materials at follow-up meetings. All meetings with City depts. will be scheduled and coordinated by 2FM and/or the CIT.



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18	Exhibit A	The RFP states that a special use permit will be required for the Fueling Station site. Have the City and CIT established protocols for expediting this process?	The CIT and the City have held pre-planning meetings with relevant City departments to ensure any required Project entitlements will be obtained as quickly as possible. 2FM and/or the CIT will schedule and coordinate future follow-up meetings with any required City departments.
19	Exhibit A	The RFP states that an Amendment to PD #68 will be required for the Main Shop site. Have the City and CIT established protocols for expediting this process?	As outlined in the responses to Questions #17 and #18, the CIT and the City have coordinated with relevant City departments to ensure any required Project approvals or permits can be obtained through a City directed, expedited process.
20	Exhibit A	No historical or environmental information has been provided for the Satellite Shop site. Will a Phase I or Phase II environmental assessment be conducted?	There are no known environmental issues at the Satellite Shop location. There may be a need for some pre-testing of excavated soils to ensure, and document, proper off-site disposal to the appropriate land fill location. Soil-testing is anticipated to occur once design is developed enough to understand extent and locations of required excavations.
21	1.3	The RFP has established a Project Budget of \$37 million. Has CIT prepared a preliminary cost estimate for the work? Will the study be made available to the Respondents?	Yes, a preliminary budget estimate exercise was completed and confirmed by a 3rd part construction expert as part of the Project feasibility analysis. The assumptions underlying those cost estimates will not be shared at this time.
22	1.5	The RFP has established a schedule calling for substantial completion of the Main Shop in October of 2018 and December of 2018 for the remaining project components. Have CIT and City completed a schedule substantiating these delivery dates?	Yes, the CIT and City have completed preliminary schedule analyses to inform the anticipated Project implementation schedule. The CIT and the City, based on their preliminary due diligence, believe the anticipated implementation schedule outlined in RFP Section 1.5 is aggressive, but achievable. As outlined in RFP Section 6.2.3.2, each Respondent is required to submit a detailed schedule for the design and construction of the Project, offering each Respondent a chance to confirm and / or refine the Project implementation schedule, based on their understanding of the Project and respective resources and capacity to deliver the Project.
23	1.3	The RFP estimates the cost of F&E to be \$500,000. Does the \$500,000 include all required FF&E for the three projects, including for instance, heavy equipment requirements for the shops, racking for the NAPA Parts Shop, and gas station related equipment? Whose responsibility are costs for required FF&E if greater than \$500,000?	The \$500,000 FF&E/moving allowance is intended to establish a budget line item for 2FM costs associated with relocating operations from 1685 N. Throop to the 3 new replacement facilities. The FF&E/moving work will be completed by the City outside the DBF agreement. The City will bear all risk associated with costs in excess of \$500,000. A more detailed itemization of what is included as the City's responsibility will be part of the collaborative Design Development process.



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24	Exhibit A	Has CIT initiated conversations with the relevant utility companies and City agencies with respect to servicing the sites and any potential offsite (excess facility) charges.	No, utility coordination has not happened yet; it will be part of the Design Development Phase; the City and CIT will assist in coordinating such efforts.
25	3.1.5	Does the \$400,000 compensation for "Third Party Reimbursable Costs" include Architecture & Engineering and legal fees?	Per Section 3.1.5 of the RFP, the \$400,000 not-to-exceed compensation relates to architectural and engineering services. Reimbursement of documented and approved third-party expenses associated with site investigations, testing, or surveying are above and beyond the not-to-exceed compensation. Legal fees are not contemplated as an expense eligible for compensation under these provisions.
26	N/A	Can you please outline the type of assistance the CIT and City will offer with respect to permitting, and specify how much time should be allocated in the schedule for permitting?	The CIT and 2FM have held pre-planning meetings with the Department of Buildings. It has been determined that all permits will go through the standard City review process; self-certification will not be required. A special DOB project manager will be assigned for these Projects in order to expedite the reviews. The Selected Respondent will be required to submit the permit applications, attend meetings, (schedule and coordinated by 2FM / CIT), and quickly incorporate resulting changes, and stamp permit documents. It is anticipated that permits will be issued approximately 60 days after initial submission and review of permit drawings and documents.
27	N/A	Can you please specify the party that is responsible for preparing all zoning and Planned Development paperwork and shepherding the project through the legislative process?	The CIT & City will oversee and coordinate Zoning and Planned Development efforts as well as prepare required paperwork. The Selected Respondent will be responsible for providing supporting information such as renderings, site plans, building material specifications, and proposed landscape designs.
28	1.3	Can you please confirm that the \$37M Project Budget includes the following: 1) Cost to Build; 2) Relocation and FF&E; and 3) Construction financing cost only (any interest payments after construction period are excluded)	Yes. The \$37 million budget includes: a) all design and construction costs for 3 replacement facilities b) \$500,000 allowance for FF&E / moving costs c) Construction period financing costs Any financing costs post-construction will not count against the \$37 million budget.
29	5.1	Could additional Site Inspection dates be accommodated?	Per addendum #1, additional site visit dates have been provided for in Section 5.1 of the RFP. We ask that you please RSVP for such site visits at least 24 hours in advance, as per RFP instructions.



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30	Exhibit A	Please provide any existing drawings which indicate the extent of underground utilities and foundation for each site.	All relevant existing drawings are currently provided as Attachments to Exhibit A of the RFP, including: -Demolition drawings for the Main Shop site at 68th and Wentworth. -Civil drawings for existing buildings at the North Branch Fuel Station site. No relevant drawings exist for the Satellite Shop site. Additional civil and architectural drawings of the demolished Kennedy King College Complex may become available. If available, such drawings will be provided to the Selected Respondent during the Design Development Phase.
31	Exhibit A	Please provide the complete equipment list for each building and designate who furnishes and installs each item. Please identify the items that are to be included in the FF&E \$500,000 allowance	A more detailed itemization of what is included as the City's responsibility will be part of the collaborative Design Development Phase process.