



Joint Public Safety Training Academy Project

Pre-Submittal / Networking Conference



October 25, 2017



Agenda

- I. Introduction
- II. Joint Public Safety Training Academy Project Overview
- III. Procurement & Contract Structure
- IV. RFQ Parameters
- V. Program Information
- VI. Questions & Clarifications
- VII. Networking Session





Introduction





Introduction

Pre-Submittal Conference Guidelines

- Provides interested parties an overview of the project scope, schedule, and budget as well as the RFQ structure and requirements
- Nothing said today supersedes what is written in RFQ document
- Any changes resulting from today's conference will be officially incorporated into the procurement documents as a written addendum or clarification and posted on the CIT website
- Hold all questions until end of presentation
- Write all questions on provided index cards
- A list of today's conference attendees, with contact information, and a copy of today's PowerPoint presentation will be posted on CIT's website





Introduction

Chicago Infrastructure Trust

- Non-profit corporation created in April 2012 by executive order of Mayor Rahm Emanuel and City Council resolution
- CIT's mission is to leverage alternative financing and delivery structures to expand the capacity of the City and other government agencies to deliver transformative infrastructure projects



Guiding Principles

- 1 Provide complementary services that enhance the City's capacity
- 2 Ensure value from taxpayer dollar expenditures on infrastructure projects
- 3 Act as a dedicated, specialized resource for alternative project delivery methods





Introduction

Chicago Police Department & Chicago Fire Department



Chicago Police Department

The Chicago Police Department (CPD), as part of and empowered by the community, is committed to protect the lives, property, and rights of all people; to maintain order; and to enforce the law with the highest degree of ethical behavior and professional conduct at all times.

- 12,000+ officers
- CPD recruits receive over 1,000 hours of training (double Illinois requirement of 500 hours)
- Specialized training on subjects such as law, ethics, control tactics, firearms, physical fitness, law enforcement driving, terrorism awareness, technology, and building entry tactics

Chicago Fire Department

The Chicago Fire Department (CFD) promotes fire safety, provides emergency care, and extinguishes fires. CFD, established in 1833, is one of the Nation's oldest and largest fire departments.

- More than 4,500 uniformed firefighters and paramedics
- CFD recruits receive training on fire trucks and engines, ambulances, squads, helicopters, and marine equipment
- Many firefighters and paramedics "cross-trained" in the use of around 250 pieces of equipment
- CFD receives more than 500,000 emergency calls per year





Introduction

Department of Fleet & Facility Management (2FM)



Supports the operations of City departments by providing high-quality and cost-effective fleet and facility services

- Assets managed by the department include more than 10,000 pieces of equipment and vehicles and more than 425 leased and owned facilities
- Other operational support provided by 2FM includes document retention, central mail, graphics and reproduction services, and environmental support
- The department employs over 1,000 staff and has an annual operating budget of ~\$330 million
- Responsible for project planning, design, and construction management of both new and renovated City-owned buildings
- Responsible for delivering sustainable and cost-effective municipal government spaces
- Responsible for real estate management, including optimizing space usage in both leased and City-owned facilities





Project Overview





Project Overview

Project Goals & Objectives

Create and deliver appropriate facilities for high-quality, state-of-the-art training of the next generation of public safety personnel and ongoing training of current safety personnel

Additional Goals & Objectives:

- Consolidate existing and aged CPD and CFD training facilities to a single campus
- Expand CPD and CFD training capabilities
- Maximize joint training efficiencies
- Achieve or exceed M/WBE and workforce participation goals
- Deliver full Project scope of work for \$85 million or less
- Achieve LEED Silver Certification





Project Overview

MBE/WBE and Workforce Participation Goals

MBE/WBE & Workforce Participation Goals

- 28% MBE and 8% WBE goals
- 50% of the total construction work hours performed by City residents
- At least 15% of the total construction work hours performed by local Community Area residents
 - Community Areas: Austin, West Garfield Park, East Garfield Park, Humboldt Park, Lawndale, North Lawndale, and Belmont/Cragin
- Developer required to hold multiple job fairs to facilitate community outreach





Project Overview

Existing Training Operations

- Currently, CPD and CFD each utilize:
 - Multiple, primary training facilities across the City (limited shared space)
 - Total Size of CPD Facilities: ~375,000 Sq. Ft.
 - Total Size of CFD Facilities: ~130,000 Sq. Ft.
 - Various temporary or leased training locations
- The new JPSTA campus **will not** include the following CPD/CFD programs:
 - Outdoor shooting range
 - K9 training
 - Mounted patrol training
 - Explosive detonation training





Project Overview

High-Level Project Parameters

Project Parameters

**Campus
Location**

- 4301 W. Chicago Avenue
- 30-acre site

Objective

Single campus designed to replace all/most existing aged training facilities; accommodating shared and dedicated CPD and CFD programs; expanding training capabilities; strengthening public safety personnel and public interactions; promote effective incident response through common structures, training, and joint exercises.

**Proposed
Program
Information**

- Two buildings totaling 500,000 to 600,000 Sq. Ft.
 - Multi-story main academy building
 - Single-story active training building
- Outdoor scenario-based training space
- Employee parking
- Further details in RFQ exhibits





Project Overview

Project Delivery Method and Project Budget

- Design-Build-Finance (DBF): rapid turn-key delivery of comprehensive Project
- Anticipated not-to-exceed Project budget: \$85 million
 - Project budget includes: all design and construction costs, plus all site utilities, fixtures, and equipment
 - Project budget excludes: site acquisition, moving, and furniture costs
- Developer is single point of responsibility for design, construction, and securing approximately \$50 - \$60 million in Project-specific financing
 - City to make construction milestone payments to fund portion of design and construction costs
- Project Agreement with GMP: executed by selected Developer and City of Chicago/2FM (not Chicago Infrastructure Trust)





Procurement & Contract Structure

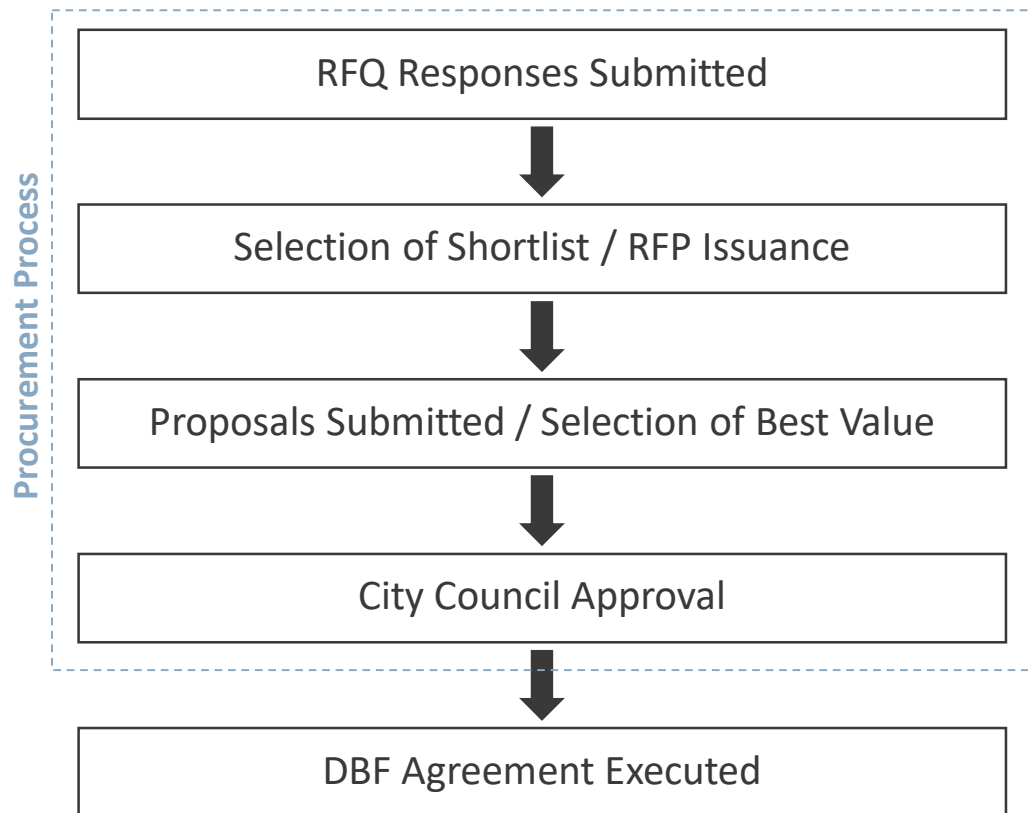




Procurement & Contract Structure

Procurement Process Overview

- 2-Step selection process (RFQ/RFP)
- Goal to shortlist no more than 4 teams
- Only shortlisted teams eligible to submit proposals to RFP
- Contract execution subject to City Council approval





Procurement & Contract Structure

Procurement Schedule

Procurement Schedule (*subject to change*)

<i>RFQ Issued</i>	October 11	2017
<i>Pre-Bid / Networking Conference</i>	October 25	2017
<i>Request for Clarification Deadline</i>	November 2	2017
<i>Statement of Qualifications Due Date</i>	November 20	2017
<i>Respondent Interviews (if held)</i>	Early December	2017
<i>Shortlist Selection</i>	December 15	2017
<i>RFP Issued</i>	December	2017
<i>RFP Proposals Due</i>	February	2018
<i>Selection of Successful Proposer</i>	March	2018





Procurement & Contract Structure

Anticipated Project Agreement

- Design Build Finance Agreement, with GMP, for comprehensive Project
- Design Development Phase (immediately following contract execution):
 - Collaborative, iterative design process with City stakeholders:
 - Schematic Design, Design Development, Permitting & Bid Documents, and Construction Documents
 - At conclusion of design phase, final GMP and Project scope confirmed
- Prior to Construction NTP, Developer must submit a fully-compliant M/WBE participation plan (Schedules C & D)
- Project Agreement to contain standard City provisions including:
 - Standard terms & conditions governing design & construction
 - City's Multi Project Labor Agreements
 - Prevailing Wage rates
 - Payment & Performance Bonds
- Further detail provided in RFQ Section 4





Procurement & Contract Structure

Anticipated Financing Terms

- Developer will be responsible for financing up to \$60 million
- The City is currently open to multiple financing approaches, including:
 - Credit-tenant-lease structure
 - Receivables-based design-build-finance structure
- **Respondents are strongly encouraged to provide feedback on the benefits and constraints of potential financing and security structures**
 - Feedback will be utilized by the CIT and City in refining the ultimate required financing structure
- Further detail on the financing requirements will be provided in the RFP





RFQ Parameters





RFQ Parameters

Statement of Qualifications (SOQ) - Submission Requirements

- RFQ Responses Due: **4:00 pm CST on Monday, November 20, 2017**
- Delivered to: Chicago Infrastructure Trust
35 E. Wacker Drive, Suite 1450
Chicago, Illinois 60601
- Submittal Package:
 - 1 bound original submittal; 1 unbound paper copy; 2 electronic copies on separate USB memory sticks; 1 redacted electronic copy on separate USB memory stick
- Written Material Only – No Videos
- 8 ½” x 11” Letter Size Pages
- Printed Double-sided
- Electronic Copies – Searchable PDFs (not scans)
- One Statement of Qualifications Submission Per Team





RFQ Parameters

SOQ - Content

- RFQ responses must be subdivided into 4 volumes:

SOQ Volumes

Volume 1: General Information

Volume 2: Technical Information

Volume 3: Financial Information

Volume 4: Administrative Submittals

- All SOQs must include all submittal requirements outlined RFQ Section 6





RFQ Parameters

SOQ - Evaluation Criteria

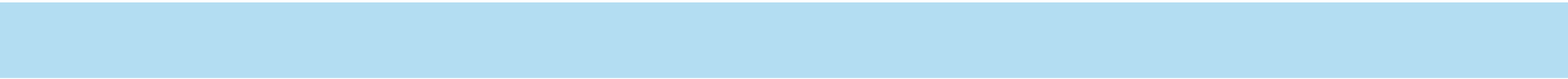
- Responsiveness Pass/Fail criteria outlined in RFQ Section 7.1 and Section 7.2
- Responsive submittals evaluated and scored per RFQ Evaluation Criteria Section 7.3

Evaluation Criteria	Scoring Weighting
<i>1. Design and Construction Qualifications and Capability</i>	40%
<i>2. Statement of Project Delivery Approach</i>	10%
<i>3. Project Finance Qualifications and Capability</i>	25%
<i>4. Conceptual Project Finance Plan</i>	10%
<i>5. Additional Considerations</i>	15%





Program Information





Program Information

Shared and Dedicated Programs

Program Summary

Outdoor Programs

- Employee parking
 - Drivers training course and pad
 - Burn tower
 - Ladder tower
 - Outdoor scenario based training: villages, confined space, etc.
-

CPD Dedicated Programs

- 116,000+ square feet, including but not limited to:
 - Offices, conference rooms, and labs
 - Indoor shooting range
 - Classrooms (small and large)
 - Driver and tactical simulators
-





Program Information

Shared & Dedicated Programs

Program Summary

CFD Dedicated Programs

- 75,000+ square feet, including but not limited to:
 - Offices, conference rooms, and labs
 - Classrooms (small and large)
 - Apparatus and storage (approx. 6-8 fire engines/trucks + 3 ambulances)
 - EMS scenario training and driver simulator
 - Fire prevention “Stay Alive House”
-

Shared Indoor Programs

- 300,000+ square feet, including but not limited to:
 - Lobby, reception, and museum
 - Classrooms, auditorium, library, resource center, and labs
 - Indoor scenario training/drill hall
 - Gymnasium and weight room
 - Video and photo lab
 - Lunch room and cafeteria
 - Indoor dive pool
 - Locker rooms
 - IT (MDF and IDF) rooms
 - General building storage, circulation and mechanical rooms
-





Program Information

Site Plan





Program Information

Preliminary Rendering



Relocation of 1685 N. Throop Operations Project
Pre-Submittal Conference



Questions & Clarifications





Networking Session

