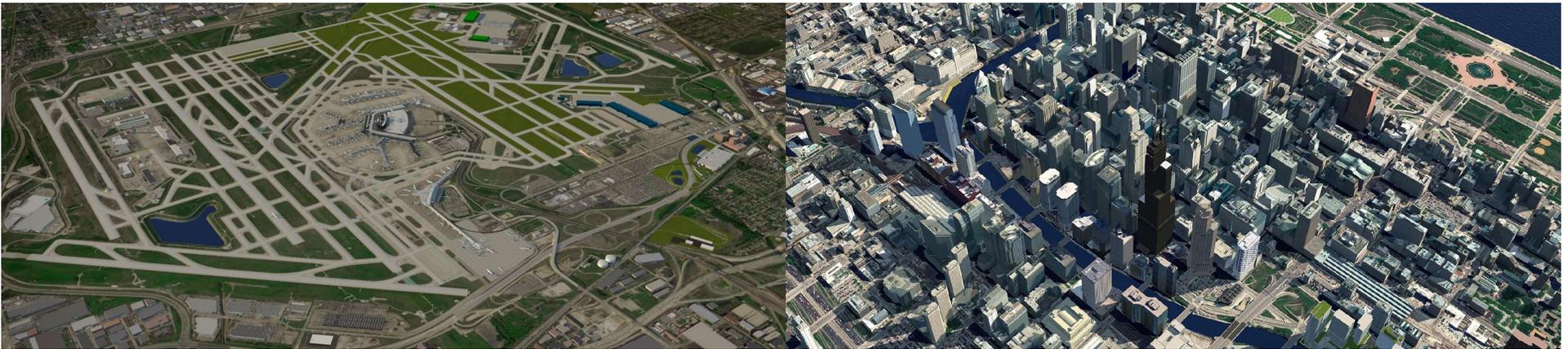




# O'Hare Express System Project

*Pre-Submittal / Networking Conference*



*DECEMBER 20, 2017*  
*Chicago Cultural Center*



# AGENDA

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**I. Introduction**

**II. O'Hare Express System Project Overview**

**III. Procurement & Contract Structure**

**IV. RFQ Parameters**

**VI. Question & Answer**

**VII. Networking Session**





# INTRODUCTION



# PRE-SUBMITTAL CONFERENCE GUIDELINES

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**Nothing said today supersedes what is written in RFQ document**

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**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**

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**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**





# CHICAGO INFRASTRUCTURE TRUST (CIT)

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**CHICAGO  
INFRASTRUCTURE  
TRUST**

## MISSION

Leverage alternative financing and delivery structures to expand the capacity of the City and other government agencies to deliver transformative infrastructure projects

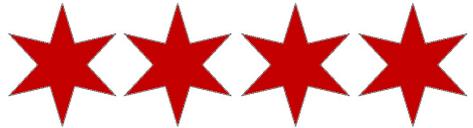
## PROJECT ROLE

CIT leading project procurement on behalf of, and in coordination with, the City of Chicago.





# PROJECT OVERVIEW





# PROJECT GOALS AND OBJECTIVES

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## OBJECTIVE

*Provide fast, direct and reliable transportation between O'Hare International Airport and Downtown Chicago*



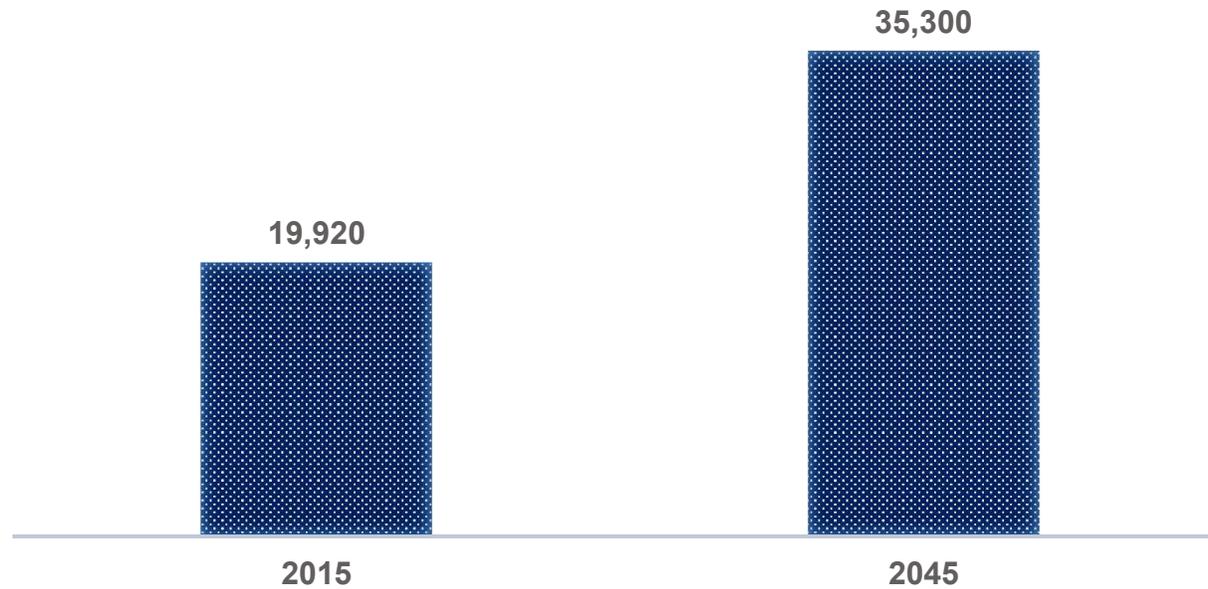
This Project provides independent utility from, and is not a part of, any ongoing or future initiatives relating to ORD terminal configuration changes.





# PROJECT OPPORTUNITY

## O'HARE - DOWNTOWN CHICAGO DAILY AIR TRAVELERS (TWO-WAY)



Source: CDA/Ricondo and Associates, 2016





# PROJECT CHARACTERISTICS

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**Constructed On, Above, or Below Surface Corridors**

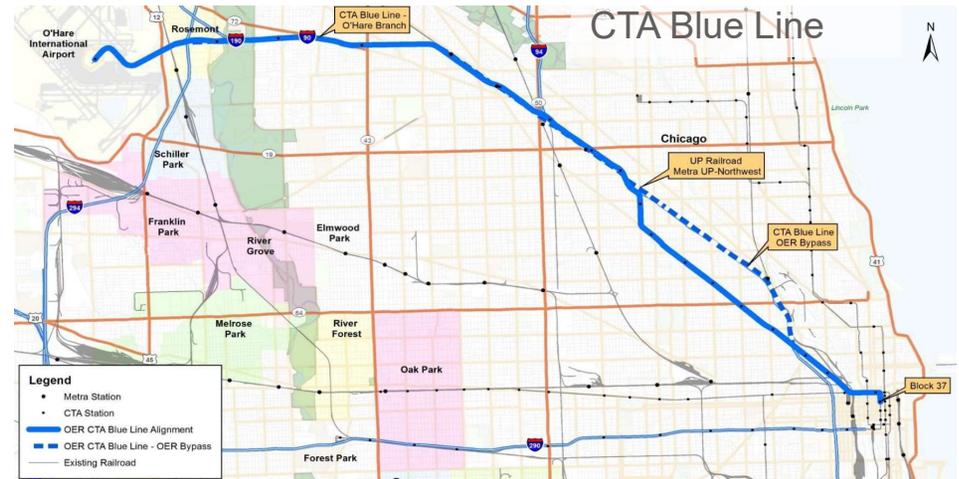
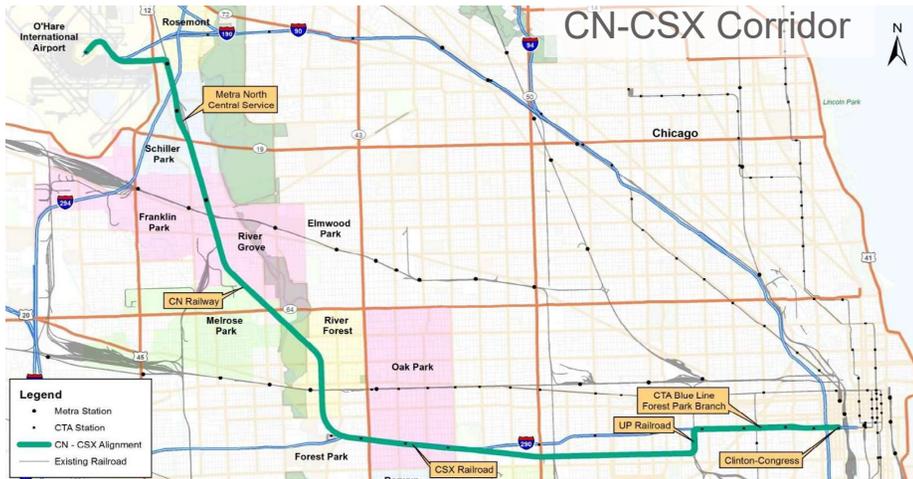
**Include At Least Two Stations and One Maintenance Facility**

**Privately operated and maintained**





# POTENTIAL PROJECT ALIGNMENTS



**OPEN TO OTHER  
ALTERNATIVES**

**Further detail provided in RFQ Exhibit B**





# PROJECT STATIONS

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## O'HARE STATION

Should be located near Terminals 1-3, potentially near Blue Line Stop or in Surface Parking Lot



## DOWNTOWN STATION

City is open to the proposal of any feasible Downtown station locations. Several potential locations have been identified:

- Block 37
- Chicago Union Station
- CTA Blue Line Clinton Station

**Further detail provided in RFQ [Exhibit B](#)**



# ECONOMIC DEVELOPMENT THROUGH INFRASTRUCTURE INVESTMENT

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**Achieving Meaningful Workforce and  
Minority/Women Business Participation is  
Critical to Project Success:**

**CERTIFIED MBE/WBE FIRMS LISTED ON CITY'S WEBSITE**

**LIST OF TODAY'S ATTENDEES ON THE CIT WEBSITE**

**NETWORKING SESSION IMMEDIATELY FOLLOWING THIS  
PRESENTATION**

**[www.chicagoinfrastructure.org](http://www.chicagoinfrastructure.org)**





# PROCUREMENT & CONTRACT STRUCTURE





# PROJECT DELIVERY METHOD

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## **PUBLIC-PRIVATE PARTNERSHIP (P3) DESIGN-BUILD-FINANCE-OPERATE-MAINTAIN (DBFOM)**



Revenue-based concession financed entirely by the Concessionaire

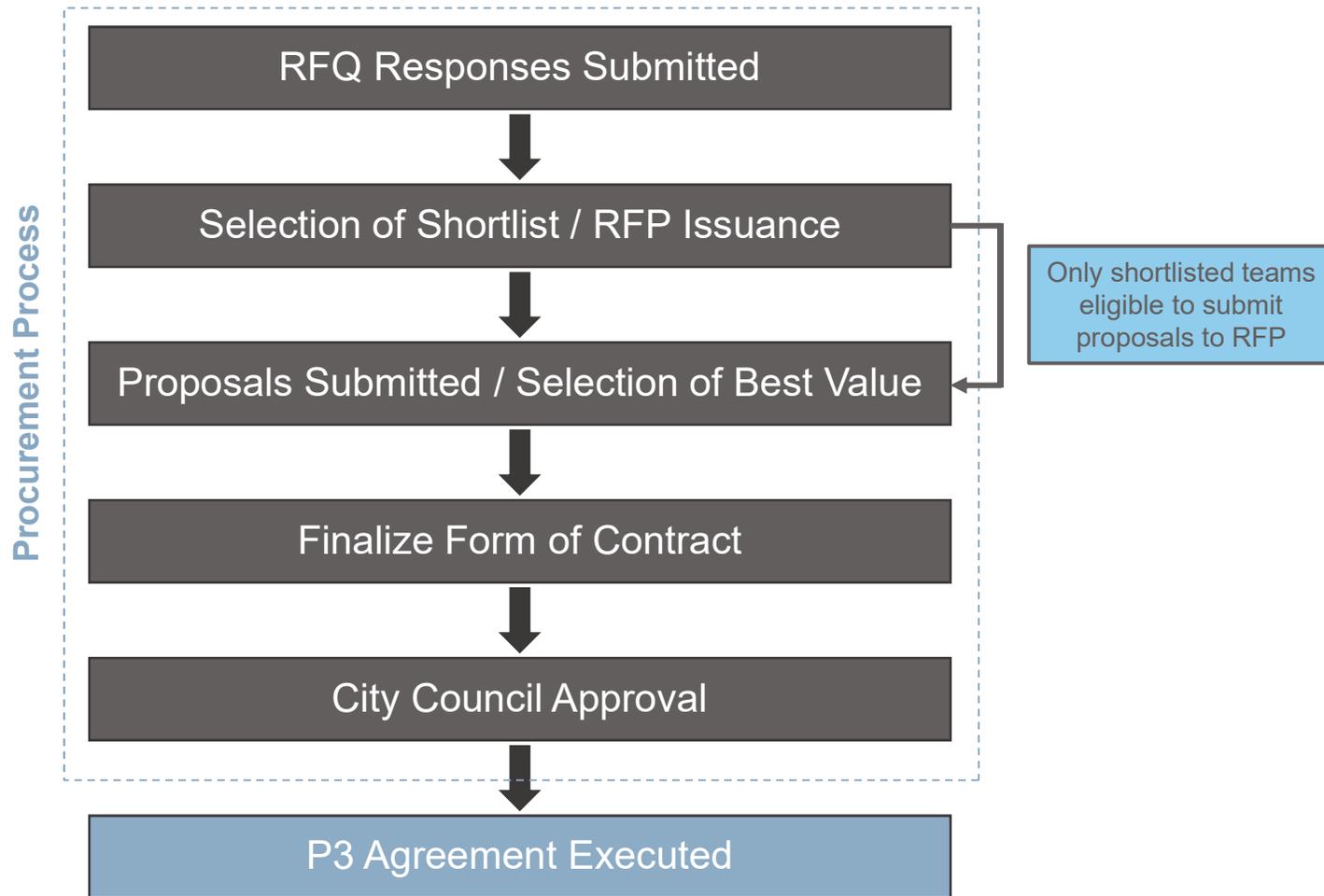


Concessionaire responsible for Project design, construction, financing, operation, and maintenance





# PROCUREMENT PROCESS OVERVIEW





# PROCUREMENT SCHEDULE

## Procurement Schedule (*subject to change*)

<i>RFQ Issued</i>	November 29	2017
<i>Pre-Bid / Networking Conference</i>	December 20	2017
<i>Request for Clarification Deadline</i>	January 5	2018
<i>Statement of Qualifications Due Date</i>	January 24	2018
<i>Shortlist Selection</i>	February	2018
<i>RFP Draft Issued to Short-Listed Teams</i>	May	2018
<i>RFP Proposer Presentations</i>	August	2018
<i>RFP Final Proposals Due to CIT</i>	November	2018





# CONTRACT STRUCTURE

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## DBFOM P3 AGREEMENT FOR COMPREHENSIVE PROJECT



- **Includes standard City provisions including:**
  - City's Multi Project Labor Agreements
  - Prevailing Wage Rates
  - MBE/WBE Requirements
  - ACDBE Participation Goals, if applicable
- **Draft Agreement included in RFP**

**Further detail provided in RFQ Section 4.2**





# FINANCING STRUCTURE

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CONCESSIONAIRE WILL BE RESPONSIBLE FOR  
FINANCING ENTIRE PROJECT

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REVENUE RISK CONCESSION

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NO PUBLIC FUNDS

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RIGHT TO RETAIN PROJECT-SPECIFIC  
REVENUE

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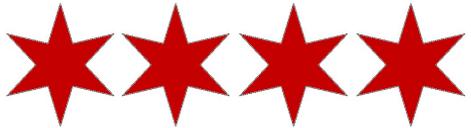
CITY WILL COOPERATE IN ACCESSING  
FEDERAL CREDIT AND TAX EXEMPT BOND  
PROGRAM

**Further detail will be provided in RFP**





# RFQ PARAMETERS



# STATEMENT OF QUALIFICATIONS (SOQ) – SUBMISSION REQUIREMENTS



SOQs subdivided into two parts:

## PART A

- i. General Materials
- ii. Prime Team Members & Guarantors Information
- iii. Team Composition and Structure
- iv. Relevant Development Experience
- v. Approach to Project Development
- vi. MBE/WBE/ACDBE and Workforce Development Participation Plan and Experience
- vii. Safety Record
- viii. Administrative and Legal Information

## PART B

- i. Equity Funding Letters
- ii. Financial Officer's Certificate
- iii. Financial Statements
- iv. Financial Letters of Support
- v. Financing Experience
- vi. Preliminary Plan of Project Financing

**Further detail provided in RFQ Exhibit A**





# SOQ EVALUATION CRITERIA

Responsiveness criteria outlined in RFQ Section 7.1 and Section 7.2

Responsive submittals evaluated & scored per RFQ Evaluation Criteria Section 7.3

## Evaluation Criteria (in order of descending weight)

1. Respondent's Relevant Experience
2. Respondent's Financing Capability, Approach, and Experience
3. Respondent's Team, Key Personnel, Organization, and Processes
4. Respondent's Approach to Project Development
5. Respondent's MBE/WBE and Workforce Participation Approach & Experience





# QUESTION AND ANSWER





# NETWORKING SESSION

