

**THE CITY OF EVANSTON AND THE HOUSING AUTHORITY OF COOK COUNTY
REQUEST FOR PROPOSALS FOR
MIXED INCOME AFFORDABLE RESIDENTIAL DEVELOPMENT
504-514 South Boulevard, Evanston, Illinois**

**ADDENDUM NO.2 -
PRE-BID MEETING Q&A**

The Addendum forms a part of the Contract Documents and modifies the original RFP Documents as noted below. Acknowledge receipt of this Addendum No.2 by signing the last page of this Addendum and including one original signed copy in your proposal package. Failure to do so may subject Respondents to disqualification.

1. *The RFP includes a link to the results from a neighborhood "visual preference study". The link goes to a restricted-access Google sheets page. We have requested access but there has been no response. Please advise if the visual preference study can be made available or if a copy of the study can be posted on the RFP page.*

The preference study can be found at the link below.

<https://docs.google.com/spreadsheets/d/1JZgXvW-XaD9gWvyvCa4yfJr7Aldtdej56W-yW3c4yoU/edit?usp=sharing>

2. *Please advise if there is any site or survey information available for the west parcel that has the four existing public housing units.*

There is no recent survey for the HACC site that has the four existing public housing units.

Site information:

Lot Size:	15,000 square feet
Frontage:	100 feet
Depth:	150 feet

Building Size:	4,554 gross square feet
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Building Description:	A 4,554 gross square foot, two-story on slab, masonry constructed, frame constructed, four-unit apartment building, built around 1970. The non-sprinklered building is divided into two, three-bedroom, one-bath apartments and two, two-bedroom, one-bath apartments. Each unit
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comprises two floors, as the building has a townhouse design.

3. *Please advise if a recording of the 6-3-2021 pre-proposal conference is available for viewing or download.*

The recording can be downloaded at the following link:

https://drive.google.com/file/d/1oCHhsupJdzABxieioUcLVH_ySRwiB3p/view

4. *Does this procurement and/or the contribution of City-owned land obligate the developer(s) to prevailing wage and/or union labor for the project(s)?*

Prevailing wages may be required depending on the funding source and the characteristics of the proposed project (e.g., projects with 9 or more PBVs, the use of federal funding, etc). In addition, depending on the proposed ownership structure (e.g. where a HACC entity is involved), union labor may be required.

5. *Is the City receptive to prospective respondents engaging the Alderman for feedback on initial concept plans? If so, would it be possible to make an introduction?*

No, in order to maintain the integrity of the RFP process, responders should refrain from contacting either City of Evanston elected officials or HACC Board of Commissioners.

6. *Can more information (explanation, financing structure, etc.) be provided about the HACC “condo out” process mentioned on page 11 of the RFP?*

Please see Addendum No. 1 for page 11 revisions

7. *Can we request that certain portions of the financing plan section of our proposal be kept confidential?*

Information provided in response to this RFP is intended for evaluation purposes only. However, during public review of the selection committee’s recommendation, certain portions of the financing plans, particularly sources and uses, may be disclosed.

8. *Can the City provide higher resolution images of the massing images presented on pages 21-22 so we can read the text provided in the images?*

https://drive.google.com/drive/folders/1yGqQOfjivHguKyNg1txMxgrbo_NLLFcO?usp=s_haring

9. *Should proposals be provided in electronic, hardcopy, or both formats and where should the proposals be sent (email, physical address, etc.)?*

Qualified individuals or firms responding to this Request for Proposals must submit total of seven copies – One (1) electronic copy (USB); one (1) original and five (5) copies of their typewritten proposal in a sealed envelope, clearly labeled with the RFP title and Solicitation Number by the deadline to the address noted below

Nancy Guzman
Housing Authority of Cook County
175 W Jackson Blvd. Suite 350
Chicago, IL 60604

10. *Where can we locate the required certifications noted on page 19?*

Please see Addendum No. 1 for Certification revisions.

11. *Are we right in understanding that upon transfer of the property to the selected respondent there need not be any continuing HACC ownership in the newly developed project, though there will be restrictive covenants in regard to the HACC sponsored affordable units?*

Please see Addendum No. 1 for page 11 revisions.

12. *Are there any HUD disposition rules that must be followed by the HA and the selected respondent in addition to the set aside of 6 affordable housing units, 4 for HACC referred public housing residents?*

Please see Addendum No. 1 for page 11 revisions. HACC expects HUD's final disposition approval to contain further requirements particularly to enforce restriction, such as HUD approval of conveyances while its Use Agreement is in effect.

13. *Will the respondent be responsible for relocating the current PH tenants?*

The respondent is not responsible for relocating the current residents.

14. *Are there any relocation time considerations that the respondents should be made aware of?*

HACC will provide residents alternatives to move on a voluntary basis but will not be able to require residents to move until at least 90 days after HACC receives HUD's disposition approval. HACC will not be able to dispose of its property until the property is vacant. Neither HACC nor the City of Evanston shall have any liability to the developer for any delays in resident relocation.

15. *What advantage to the respondent would there be in partnering with HACC in ownership of the new development?*

Advantage of Partnering with HACC in ownership of the new development is robust experience in developing and operating affordable housing in Cook County. In addition, please see Addendum No. 1 for page 11 revisions.

ACKNOWLEDGEMENT OF RECEIPT OF ADDENDUM NO. 2

BY: _____ (signature)

OF: _____ (company name)

DATE: _____

MUST BEAR AN ORIGINAL SIGNATURE

INCLUDE IN PROPOSAL

END OF ADDENDUM NO. 2