

Madison and Hamlin Q&A Responses

1. Who owns the land for this site - is it all city owned, mix of city and private, etc.? I wasn't able to see this listed in the RFQ document as it was for the Roseland one.
 - a. The City currently owns the property generally located at 3835 W Madison Avenue, consisting of a vacant grocery store. The balance of the site is currently privately owned. The City is currently pursuing acquisition of those properties to assemble the site.
2. Is there an existing grocery tenant that is expected to own/operate the space or is that part of the RFP ask? I didn't see businesses included in this RFQ as it was for the Roseland one, but curious if there is a tenant in mind or if the idea is for the teams to find one as part of the subsequent competitive submission.
 - a. No grocery store tenant has been identified. The selected development team will be responsible for securing tenants to anchor the development. The City is highly interested in seeing the site developed with a new grocery store and has engaged local organizations who may aid in identifying a suitable grocery store tenant.
3. What are the implications of applying to both open RFQs - Would it impact our chances to participate in either RFP if we apply to both? Should we pick one or the other based on which site we would prefer to participate in, or does it not matter?
 - a. Responding to both RFQs will not impact a respondents chances of being selected.
4. I'm looking through the RFQ for the Madison-Hamlin development, and I had a question on the submission materials. The instructions state that all items should be electronically submitted via email, but there is also a note that the financial information should be submitted in a separate sealed envelope.
 - a. Respondents are required to submit their qualifications electronically via email and provide a complete copy via a mailed USB storage device. Financial information should be also submitted in a separate sealed envelope. All correspondence should be addressed to James Harris as indicated in the RFQ.
5. We are licensed in Illinois, nationally certified as a WBE, but not city-certified as a WBE in Chicago. What specific certifications are needed to be shortlisted?
 - a. MBE/WBE certification is highly encouraged but not required for shortlisting. However the selected team is required to comply with MBE/WBE participation requirements and to unequivocally commit to a strategy for diversity in participants during implementation.

6. The RFQ says a cover form is required, but there isn't a cover form provided online. Can you help provide me with one?
 - a. The cover form is not available online ([link](#)).