



## Village of Tinley Park, Illinois

### REQUEST FOR PROPOSAL

#### ***Tinley Park Mental Health Center Development Issued July 10, 2018***

This Request for Proposal (RFP) is to select a firm (from the three firms interviewed) to assist the Village in developing the Tinley Park Mental Health Center (TPMHC) site located at 183<sup>rd</sup> and Harlem. This is the second part of a submission requirement that included the RFQ process back in the winter, and only those firms who submitted the RFQ and were interviewed by the panel of Village officials will be eligible to submit. The preferred candidate will purchase and develop the site in its entirety upon the Village's purchase from the State; however consideration may be given for a scheduled purchase over time or joint proposals from several owners.

***"In order for Tinley Park to prosper long into the future the Trustees envision a best-in-region development based on core values of community, beauty, authenticity, sustainability, health and happiness".*** Farr Associates

#### **1. Background Update:**

Since our interview, the Village has been informed that the State of Illinois has completed two of the three required appraisals for the State owned Mental Health Center. If the State of Illinois' asking price for the site is reasonable, the Village plans to make a good faith effort to purchase the site and sell it to the selected developer. Farr and Associates have completed their Master Plan for the site. The Master Plan has not been formally adopted by the Village at this time but should be used as a reference and guide for submittals to this RFP.

#### **2. Intent:**

***"Rarely is there a large enough, continuous site available that can shape the future of a village".*** Farr Associates

The Village seeks experienced developer(s) to optimize the single-largest development opportunity in Tinley Park which will have a regional impact on the south Chicago suburbs. The Village is also interested in maximizing recent economic development initiatives occurring in downtown Tinley Park through complementary development of the TPMHC site.

It is the intent of the Village to obtain a sustainable design plan for the site that is supported by a market study capable of gaining public support. The plan will build upon the work that has been outlined in the Master Plan prepared by Farr Associates and encourage growth, stimulate investment, and deter further deterioration of the TPMHC site. The Village will look favorably on plans that are comprehensive in their remediation plans and incorporate the Village's new music based branding efforts "Life Amplified".

**3. Ownership:**

The State of Illinois currently owns the property and is in the appraisal process. When the appraisal process is complete, Tinley Park's Village Board will vote on the purchase of the property. The Village may choose to sell or partner on all or part of the site with one or multiple developers depending on the development concept approved.

**3. Incentives:**

The site is in a TIF district with access to incremental financing to assist in the development of the site. Certain retail development concepts may qualify for a sales tax sharing recommendation; hotel development concepts may qualify for an occupancy tax sharing recommendation. In addition some development concepts may qualify for land donation, infrastructure assistance, a streamlined permitting process, special zoning and/or permit fee waivers.

**4. Preliminary Selection Schedule (subject to change):**

| <u>Task</u>            | <u>Completion Date</u>    |
|------------------------|---------------------------|
| a) RFP Issuance        | Tuesday, July 10, 2018    |
| b) RFP Intent letter   | Wednesday, August 1, 2018 |
| c) Questions           | Friday, August 31, 2018   |
| d) RFP Due @ 4:30 p.m. | Monday, October 1, 2018   |

**5. Proposal Contents (please include the following):**

- a. Narrative (including but not limited to)
  - 1. Description of the design concept approach;
  - 2. Gross acreage;
  - 3. Building area by use (industrial, office, retail/hotel, residential, recreational, mixed);
  - 4. An explanation of ownership by each area; and
  - 5. A description community engagement process;
- b. Conceptual plans, drawings and elevations for each use and/or phase;
- c. Market study (if not using SB Friedman's) to justifying the conceptual plans and land uses;

- d. Time line/phasing;
- e. Revenue projections by land use;
- f. Description of public benefits (jobs, public space, quality of place, etc) and the projected tax generation (property tax, sales tax, occupancy tax, income tax) by use/phase;
- g. The Village will consider it a positive factor if the key Developer team members/partners/consultants and/or staff presented in this section have contributed to successful past projects presented by the prospective Developer;
- h. The number, location and magnitude of projects currently on the prospective Developer's work plan for the next two calendar years; and
- i. Financial information required from the prospective developer
  - 1. Audited financial statement or federal income tax forms for the last three years;
  - 2. References from financial institutions with whom the Developer has dealt as a borrower or as a joint venture partner;
  - 3. Proposed sources of financing and preliminary evidence of interest from financial institutions or partners if available;
  - 4. List of pending litigation or other disputes including court case numbers, status, potential of a financial settlement, and impact on your ability to execute this Project; and
  - 5. Filings for bankruptcy including dates and circumstances, or foreclosures or returns to lenders via deed-in-lieu of foreclosure.

**6. Review/Evaluation Criteria:**

- a. Project approach and methodology;
- b. Experience with similar projects;
- c. Ability to attract financing;
- d. Tax generation;
- e. Schedule;
- f. Sustainable design;

- g. Market feasibility;
- h. Incentive requested; and
- i. Ability to devote sufficient resources.

**GENERAL REQUIREMENTS:**

Responders are to submit ten (10) packets, to be opened and evaluated in private. Submit one (1) original plus nine (9) complete copies of the proposal. Provide one (1) digital pdf of proposal on thumb drive.

**PARTICIPANTS:**

Only developers interviewed during the RFQ process will be allowed to participate.

**SUBMISSION LOCATION:**

Village of Tinley Park—Clerk’s Office  
16250 South Oak Park Avenue  
Tinley Park, IL 60477

**SUBMISSION DATE:**

Monday October 1, 2018 by 4:30 p.m.  
Responses received after the time specified will not be opened.

**CONTACT/QUESTIONS:**

Absolutely no informal communication shall occur regarding this RFP, including requests for information, or speculation between Offeror’s or any of their individual members and any Village elected official or employee. Submit questions via email to The Village of Tinley Park, attention Patrick Hoban.

Questions may be submitted no later than 4:30 p.m., August 31, 2018. All questions will be answered, with a copy of the question and answer, to all known responders. To ensure receipt of any additional information distributed via Addendum, firms intending to submit a response should indicate their intent in writing to [Phoban@tinleypark.org](mailto:Phoban@tinleypark.org) by August 1, 2018. Addendum will be posted at [www.tinleypark.org/RFP](http://www.tinleypark.org/RFP).

**GENERAL TERMS AND CONDITIONS**

**1. Negotiations:**

The Village of Tinley Park reserves the right to negotiate specifications, terms and conditions, which may be necessary or appropriate for the accomplishment of this RFP.

**2. Confidentiality:**

RFP's and the responses thereto, are subject to the Illinois Freedom of Information Act.

**3. Reserved Rights:**

The Village of Tinley Park reserves the right to consider in part or in whole, waive selection criteria in part or in whole, or waive any inconsistencies or irregularities in part or in whole in responses to determine and select the best overall qualified Developer, in the Village's opinion, to execute the Project. Final selection, based on the RFP, to attempt to negotiate a Redevelopment Agreement with the Village will be based on a combination of Developer qualifications and the proposed Project to include proposed and agreed upon financial, physical and economic goals and benefits to the Village, and shall be made by the Village in its sole discretion. The Village is not obligated or required to select any Developer, or to negotiate any Redevelopment Agreement. The resulting redevelopment agreement will, at a minimum, include key provisions from the Request for Proposal and the successful Developer's proposal. Project qualifications may be subject to staff, consultant, as well as public review after which the Village Board may approve a final selection for negotiation.

**4. Termination of Requests:**

It is the intent of the Village to enter into a Redevelopment Agreement with the successful prospective Developer; however, the Village may cancel this Request for Proposal including any submissions at any time to protect the best interests of the Village.

**5. Incurred Costs:**

The Village of Tinley Park will not be liable for any costs incurred by responders in replying to this RFP.

**6. Award:**

Award will be based on the highest ranked responder as determined by the Village of Tinley Park. The award, if any, will be based on the Village's determination as to the best qualified and most cost effective responder.

**7. Discussion of RFP:**

The Village of Tinley Park may conduct discussions with any responder. During the course of such discussions, the Village shall not disclose any information derived from one RFP to any other responder.

#### **8. Interpretations or Correction of Request for Proposal:**

Responders shall promptly notify the Village of any ambiguity, inconsistency, or error that they may discover upon examination of the RFP's. Interpretation, correction and changes to the RFP's will be made by written addendum. Interpretation, corrections or changes made in any other manner will not be binding.

#### **9. Addenda:**

Addenda are written instruments issued by the Village of Tinley Park prior to the date of receipt of responses to the RFP, which modify or interpret the RFP by addition, deletions, clarifications, or corrections. Addenda will be placed on the Village website at [www.tinleypark.org/RFP](http://www.tinleypark.org/RFP).

#### **10. Non-Discrimination:**

Responders shall comply with the Illinois Human Rights Act, 775 ILCS 5/1-101 et seq., as amended and any rules and regulations promulgated in accordance therewith, including, but not limited to the Equal Employment Opportunity Clause and the Illinois Drug Free Workplace Act, Title 44, Chapter 1.

Responder agrees that with respect to the above required insurance, The Village of Tinley Park shall:

- Be named as additional insured **by endorsement** as their interest may appear;
- Be provided within thirty (30) days notice, in writing, of cancellation or material change; and
- Be provided with Certificates of Insurance evidencing the above required insurance, prior to commencement of this Contract and thereafter with certificates evidencing renewals or replacements of said policies of insurance at least fifteen (15) days prior to the expiration of cancellation of any such policies.

#### **11. Change in Status:**

The responder shall notify The Village of Tinley Park immediately of any change in its status resulting from any of the following: (a) responder is acquired by another party; (b) responder becomes insolvent; (c) responder, voluntarily or by operation law, becomes subject to the provisions of any chapter of the Bankruptcy Act; (d) responder ceases to conduct its operations in normal course of business.