

Request for Proposals

Adaptive Reuse Development of Municipal Parking Facility



Timetable

Mandatory Pre-bid Meeting

August 18th, 2015 at 9:30am
Oak Park Village Hall
123 Madison Street, Oak Park
Room: TBD

Submission Deadline

September XXX, 2015
5:00pm CDT

For more Information contact:

John Lynch
Development Director
Oak Park Economic
Development Corporation

708-383-3838
j.lynch@opdc.net

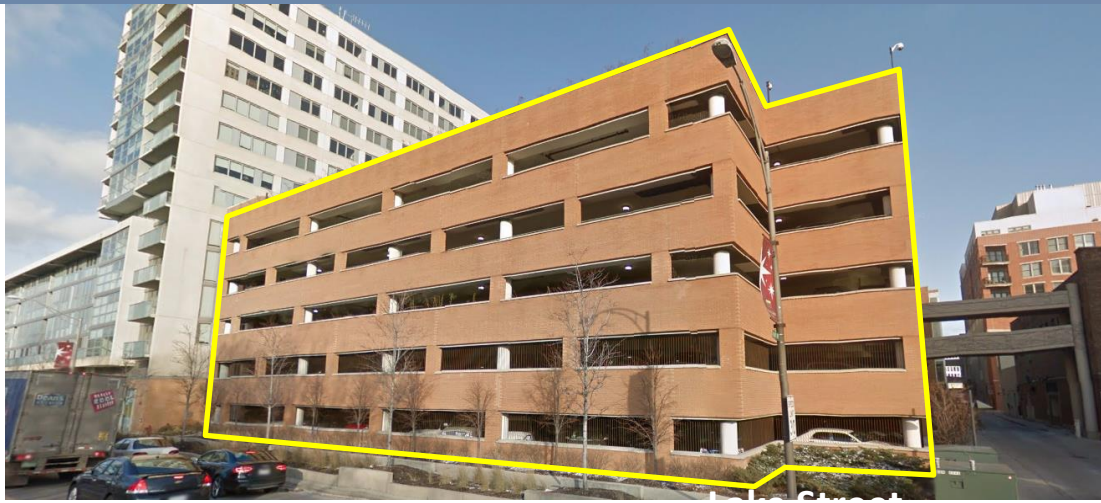
Purpose and Goal

The purpose of this Request for Proposals (RFP) is to solicit development interest in the adaptive reuse of some portion of the Village owned parking facility Lot 18, commonly known as the Holley Court Parking Garage, for a retail or entertainment use.

Historically, the facility has been underutilized. With an additional 1,460 parking spaces coming to downtown through new construction, the Village expects parking demand to consolidate within newer and more conveniently located garages. Because of this, the Village is interested in exploring alternative uses for a portion of the garage while maintaining the remaining portion of the structure for public parking.

Based on projected demand, approximately 75% of the garage's existing 1,213 parking spaces should remain as a part of any proposal. As such, proposals should consider parking facility accessibility and include detailed plans outlining changes to garage layout and functionality.

The selection process will consist of developer submittals, staff review and recommendation to the Oak Park Economic Development Corporation and ultimately to the Oak Park Village Board of Trustees for consideration.



About the Site

The Village owned Lot 18, known as the Holley Court Parking Garage, is a 1,213 space public parking facility. The facility is located at 1125 Ontario Street, northeast of Harlem Avenue and Lake Street.

Land parcel square footage totals approximately 62,800.

There are existing easement and use agreements with neighboring properties. Information on these agreements and facility structural plans will be made available at the mandatory information session.





About Downtown Oak Park

Shopping, dining and entertainment options abound in Downtown Oak Park. With three unique business districts comprising the Greater Downtown Area, shoppers and diners can find just about anything they need or want within a short walk, bike or drive.

Downtown Oak Park is seeing a dramatic increase in private investment. Four developments totaling over 900 residential rentals, 66,000 square feet of retail and 1,460 parking spaces are expected to be complete by 2018. In addition, Oak Park is planning extensive streetscape improvements to reinforce the pedestrian friendly nature of the district.

For more on Downtown Oak Park, visit www.downtownoakpark.net



About Oak Park

Oak Park is a thriving, transit-rich urban-village of about 52,000 people located immediately west of Chicago. Located on a major interstate/expressway and only 20 minutes from downtown Chicago by CTA Green or Blue line, the community is highly accessible. And with miles of tree-lined streets, a growing bikeway system, architecturally significant homes and buildings, top-notch municipal services, expansive parks and recreational amenities, and two excellent school districts, it offers a high quality of life to its residents.

Oak Park's growing business community is clustered into twelve business areas and boasts a diverse mix of nationals and independents. With a density of 11,000 people per square mile the Village offers a unique environment for residents and businesses alike.

Development Goals

The Village of Oak Park is seeking creative proposals for an adaptive reuse of a public parking facility that would provide:

- An active street presence with engaging ground-level retail that enlivens the pedestrian experience in proximity to the site;
- A use or mix of uses that enhance neighborhood diversity and activity along Harlem Avenue and Downtown Oak Park. Target uses include destination retail and entertainment;
- A layout that maximizes underutilized space while preserving or improving parking efficiency within the facility;
- A high quality design standard that lives up to and enhances the quality of architecture found in Oak Park;
- An innovative and environmentally-sustainable design that meets or exceeds a LEED rating;
- A public art component will be required as part of the Planned Development process.

Village Objectives

The Village of Oak Park is working towards the repositioning of the Holley Court garage in order to:

- Forward the Greater Downtown Master Plan, along with the 2007 Retail Market Study;
- Emphasize Downtown Oak Park's image as a shopping and entertainment destination;
- Increase the property tax base, sales tax revenue and create local jobs;
- Improve upon the community's commitment to, and leadership in, sustainable urbanism through the utilization of transit oriented, pedestrian-friendly, complete streets development practices.

Response Format and Submission Requirements

Response Submission Requirements: The Developer's response package must be submitted in the following formats: Ten (10) original copies in 8 ½ x 11 or 11 x 17 format; and One (1) CD-ROM.

Project Team: Description of the roles and related experience of all development team members will play including the identification of key members of the developer's negotiating team

References: Provide a list of three (3) references from municipalities or clients with which members of the Team have worked.

Concept plan: Concept plans must include the following:

- A narrative for the site specifying the intended uses/tenants and how the proposed uses fit the location in the context of the Downtown Oak Park Master Plan guidelines and recommendations
- Improvements to the property including square footage of specific components, anticipated materials, and design style
- Timing of the improvements and the programming of the development
- LEED building features and techniques
- Exhibits of preliminary schematic plans and elevations

Financial: A development budget showing the detailed projected sources and uses of funds for the project. For uses of funds, itemize the projected costs of the project including property acquisition, hard and soft construction costs, and any tenant improvements. For sources of funds indicate the type of financing planned, and describe the status of securing those funds.

Description of public benefits: A description of the public benefits that will result from the redevelopment such as the creation or retention of jobs, tax base enhancement, the provision of retail goods and services, and connections or relationships with community and or neighborhood based organizations.

Mandatory Pre-Bid Meeting: All interested parties must attend a mandatory pre-bid meeting on August 18th, 2015, at 9:30am at Village Hall, 123 Madison Street, Oak Park, Room TBD

Proposal Submission: Village of Oak Park, Department of Development Customer Services, Attn: Tammie Grossman
123 Madison Street, Oak Park, Illinois 60302

Tentative Review Process

Staff will review proposals that are complete and received by the due date. Some or all of the proposers may be requested to present their concepts to OPEDC's Executive Committee and staff.

OPEDC will then make a recommendation to the Village Board as to the developer that best meets the evaluation criteria with the goal of gaining approval to proceed with the project.

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Evaluation Criteria

The following list of criteria (order of list is without regard to importance or priority and is not inclusive) is representative of what the Village of Oak Park will use to evaluate submittals:

- The Development Team's overall experience with infill or similar projects in other communities;
- The architect/developer/builder's experience with projects that incorporate green & sustainable building products, methods, materials, and LEED Certification;
- The developer/builder's track record in the use of MBE and WBE subcontractors;
- The offered purchase price;
- The retail analyst's and/or broker's client list and experience in working with developer/builders to incorporate proprietary tenants into projects;
- The concept plan's adherence to the Greater Downtown Master Plan's guidelines and recommendations as well as the Village's objectives stated herein;
- The Project Team's financial ability to complete the project;
- The Village's evaluation of the proposal and judgment of the extent to which the proposal demonstrates a potential investment to Oak Park's inner-ring, transit-rich community with a design and layout that will ensure a vibrant, efficient, and healthy community development;
- The use of technology to create a user friendly parking facility.

Contact Information

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Development Resources

- [Greater Downtown Master Plan](#), 2005
- [Market Assessment/Retail Strategy Study](#), 2008
- [Village of Oak Park Zoning Ordinance](#)
- [Planned Development Application Packet](#)

Reserved Right

To protect the Village's interests, the Village reserves the right to waive irregularities and informalities including the right to accept or reject any and all Submittals as determined to be in Village's best interest.