



Qualified Based Selection (QBS) Process
Joliet Junior College City Center Campus

Addendum No. 1

DATE: April 9, 2010

Two items of clarification: 1) Joliet Junior College is seeking a development team which will provide the following services: architect/engineer, finance, and a construction manager. * 2) Joliet Junior College has the potential of receiving \$21,565,500 from the State of Illinois/CDB in the FY 2011 budget; therefore the potential budget for this project would be \$36,565,500. If the funding is approved the selected firm would be required to then work with the CDB as they would control the project.

- 1) What is to be included in the 2000 words? There is no limit to the length of your proposal.
- 2) Is the intent to declare the contractors who we will be bring in? Should it just include the design team? The proposal should include the design team but not the individual construction contractors.
- 3) Is this a Qualification or is it a request for a proposal? It is a Qualification Based Selection process.
- 4) Is the presentation just a concept? Yes, the short-listed firms will be given the tentative scope of work for the facility. Conceptually the building square footage will range from 150,000 to 200,000 SF depending on the program needs,
- 5) * Does the \$15 million dollars include the acquisition of the site? \$15 million is the total amount the college can commit to and will include the acquisition of the site. The details of the purchase price are not yet known. Whoever is the successful bidder may be required to be contracted with the State of Illinois and the Capital Development Board if the FY 2011 funding is approved.
- 6) Who is the vice president? Dr. Frank Zeller is the interim vice president until June 30, 2010.
- 7) How far are we with the master plan? The campus center is currently under construction; the facility services building recently broke ground. We have the building designs for the health professions building, automotive, and natural sciences, all of which are expected to go out for bid beginning late summer – early fall. We also have site development which will continue this summer. Our



- first project, the greenhouse, has been completed and will be having their grand opening on April 13th.
- 8) Does JJC own all the land that is included in the proposal? In one sentence, it says that the college will be working with the City of Joliet to acquire property that is adjacent to the property. Is that in addition to what has been outlined? There are two potential sites for this project; one the college currently owns and one the college doesn't. The College is working with the City of Joliet to acquire the building to the east of the Renaissance Center.
 - 9) Where does the College stand on the negotiation of the building to the east? The College is currently in negotiations and we hope to know in June 2010.
 - 10) JJC doesn't control the land to the east? The College's first option will be to acquire the land to the east, the second option would be to tear down the building to the north and rebuild on that property; however, our ideal option is to turn that space in to a needed parking lot.
 - 11) Are you guys going to give us thresholds for viable financial options? No
 - 12) Do you know the square footage of the building to the East? The existing building footprint is approximately 10,956 square feet. At this time there is no limit as to the height of the building, but the footprint remains the same.
 - 13) Do we have an idea on the square footage of the site we are negotiating with the city? It was answered in question #12.
 - 14) Has there been any market studies completed? No
 - 15) Will the College consider tearing down the old hotel and turning it into a parking lot? If we acquire the building to the east then yes, we would tear down the old hotel and turn it into parking.
 - 16) Are we required to identify the general construction entity that would be a part of this initial submittal? Yes, construction management will be included.
 - 17) Have you ruled out a design build concept? At this time we have not ruled out any options.
 - 18) Is there any detail of the program rendition? The specifics are listed in the primary objectives of the QBS.



- 19) Do you know the approximate square footage of the Renaissance Center? 29,865 GSF
- 20) How many people are expected for this facility to be able to determine parking? That will be determined once the scope of the project is finalized.
- 21) Have you considered what it will be in terms for operations and maintenance? What concessions would be made should you select a partner for 30 years? It has not been discussed at this point, this is very preliminary. It will be based on what's brought to the table and the possible ideas the selected firm has.
- 22) Has the ownership of the new building been discussed? JJC will entertain all proposals and ideas regarding building ownership.
- 23) Do you have a financial advisor you are working with? Yes, PMA Financial Network, Inc.
- 24) Is there any existing TIF in the area? Yes, this is in a TIF district. Has JJC previously used any tax credits on this building? No, JJC has not utilized tax credits on this building.
- 25) Correction: under **Primary Objectives** on page two (2) of the QBS document. Item #3, should read:
“The project will include space for JJC departments currently sited at City Center, including, Workforce Development, Three Rivers Education for Employment Services, Community and Economic Development including Workforce Services, and Adult and Family Services”.
- 26) Will commissioning responsibilities for the project reside with the selected developer or will a separate RFP be issued to secure third party commissioning? Yes, the College will require third party commissioning.
- 27) If the commissioning responsibilities reside with the developer, will a list with the contact information of the intended proposers be available? Commissioning will not reside with the developer.
- 28) Does the building JJC is contemplating acquiring have a basement? Yes
- 29) How does JJC intend to share with a developer the benefits of TIF funding, downtown development grants, historic tax credits, and other grants available for the development? This will be the responsibility of the developer to pursue.



- 30) Is it JJC's intention to require the development team to provide a feasibility study for the hotel at their own cost prior to solidifying a Development Agreement for the project outlined in this RFQ? Since programming has not yet been finalized JJC may require various feasibility studies to support programming requests.
- 31) Can JJC provide site plans or surveys, including an indication of current ownership of each of the parcels which could be considered part (or potentially part) of the City Center project? This information will be given to the short-listed firms.
- 32) Can JJC confirm the area (please specify net or gross) of all existing buildings on the parcel identified in #31 above? Yes, this will be provided to the short-listed firms.
- 33) Question 7 of the RFP request significant detailed information on responding firms, especially questions 7(d)(i) and 7(d)(ii). Is this information only required for the developer? The developer and designer(s)? For every member of the team? Please advise. This information is required for each firm; developer, designer, architect/engineer, finance, and construction manager on your team.
- 34) Is the school looking to pursue any LEED Certifications for the development?
Yes, minimally LEED silver.
- 35) Does the school want to knock down the building to the East or would the school like to renovate the existing building? We are open to options.
- 36) Do you have any information in regards to current occupancy rates for the existing hotel over the last couple of years? If you are referring to the building to the north of the Renaissance Center is utilized for office and classroom space, not hotel occupancy.
- 37) Is the school conducting a market needs study for the hotel or is the developer expected to provide this as part of their services? This is the responsibility of the developer.
- 38) Which parties need to submit a CDB SF 255? All architects and engineers.
- 39) In the newspaper ad for the project, the statement of qualification response criteria (see below) is different from that outlined in the RFQ. Which response criteria should we follow? Follow the information in the RFQ.
- a) Qualification of firm
 - b) Ability of professional personnel



- c) Past record of performance and experience
 - d) Performance record
 - e) Proximity to site
 - f) Current workload of professional personnel
 - g) References
- 40) Will the restaurant reside in the new building? Yes, it will be part of the program for the new construction.
- 41) Will the building that houses the current Workforce Development Program (former hotel) be coming down as part of this project? Yes, if the building to the east is acquired.
- 42) Will a program for the Workforce Development space (all non-culinary / hospitality JJC program space and that needed by the Workforce Investment Board) be made available for purposes of responding to this RFQ? Yes, to all short-listed firms.
- 43) Will the existing White Store building on the site be demolished and clear of all hazardous materials? If the White Store site becomes a part of this project this will be determined based on programming needs.
- 44) The RFQ states that the developer shall evaluate adequacy of existing parking and provide any augmentation required. Does JJC intend on supporting structured parking on the proposed site should structured parking be required? JJC is not opposed to structured parking but may require additional conversation with the City of Joliet, in addition to being determined by the funding.
- 45) Please clarify the proposed use for the “athletic club” referenced in the RFQ in terms of its use by area residents. As part of the hotel operation we are thinking of adding an athletic club for our students, staff and, community patrons. This would complement the hotel and the academic use.
- 46) What is the status of Webster Street? Is it the College’s/City’s intent to re-open the street? It has been discussed as a possibility.
- 47) What is the status of the existing alley between the Renaissance Center and White Building? JJC needs further clarification from the City of Joliet.
- 48) Does the City own, or will it own, the building to the East of the Renaissance Center. Ownership may have a bearing on the financing of this project. It is the intention of JJC to own or be financially responsible for all properties related to this proposal.



- 49) Please clarify the size of the floor plates of the building to the east. In the meeting I thought it was stated they were 17,000 square feet, but the city records show it as 11, 000 square feet. The correct number is 10,956 square feet.
- 50) Is it your intent to also acquire the parking lot to the South of the building to the East? There are two owners of that parking lot. Acquisition of additional parking is not part of this proposal.
- 51) Under "Evaluation Criteria" statement #3 it states "the team must demonstrate ability to operate or cause the hotel property to be operated in a professional manner....." This sounds as if a hotel operator should be part of the team, but at the meeting it seemed that was not your desire and an operator would be selected jointly by the College and the developer. Could you please clarify? We are asking your firm to show us that you have worked with companies who have operated hotels in previous projects, or have experience with this type of operation.
- 52) Is the existing hotel filled and would all the people in this building be housed within the new and renovated buildings? How many people are in this building? Yes. Total staff is 92.
- 53) Is the College willing to hold ownership title to any and all aspects of the proposed project property (i.e. restaurant, hotel, banquet facility, auditorium, etc...)? Yes
- 54) What portions of a proposed project property will the College be willing to relinquish ownership title to in a public-private partnership plan and lease from the development team? If there are portions of the property that the College is willing to not own, can the list be ranked? JJC is open to reviewing any proposal regarding financing and ownership.
- 55) What length of a lease arrangement is the College is willing to consider? Again, JJC is open to reviewing any and all proposals regarding financing and ownership.
- 56) In a public-private partnership plan, is there a list of permitted activities that would be allowed to operate within the project footprint space and not associated with the College that could be sub-leased to a for-profit entity by the private partnership? JJC will evaluate all partnership participants as part of the proposal. The College has not developed a list of prohibited activities at this time. The college will require any private activities that are consistent with the mission of Joliet Junior College.



- 57) Will monies available to repay a lease be derived out of surplus general operating funds of the College or is there a more specific enterprise that the College intends to form which will be solely responsible for a lease repayment? JJC has not identified the precise payment stream for additional financing related to this project at this time. JJC will consider all ideas or opportunities to ensure the construction of a facility that meets the College's needs.
- 58) What will be the type of lease repayment commitment that the College seeks to provide? In other words, will it be a broad based repayment pledge (i.e. general obligation, student fees, surplus education fund revenues, etc...)? JJC will evaluate all proposals and ideas to ensure secure financing.
- 59) What will be the criteria for determining the amount of revenues that the College can contribute the repayment of a lease? Will it be solely based on programming revenues? No, it will be determined on the future financial needs of the college.
- 60) If the College intends to limit the debt repayment pledge to revenues from a new enterprise, how does the College intend to differentiate the financial strength and performance of the proposed project vs. the financial setbacks that occurred with the operation of the student housing project from 2002? The College does not intend to limit the debt repayment however JJC will review and evaluate all proposals to ensure a secure financial structure.
- 61) Will the current revenues from the Workforce Investment Board utilizing 9,060 square feet for \$106,248 in annual rent be available for repayment of debt associated with the project? Will this lease be renewed at the end of the term? If so, for how long and will there be an opportunity to increase the annual rent payments? Yet to be determined.
- 62) Is there a realistic targeted price per square foot that College would like to achieve in a lease arrangement? What is the estimate? No. This will be based on project cost.
- 63) Is there an approximate maximum lease dollar amount figure that the College has determined it could afford from future revenues to fund the project in a public-private partnership lease arrangement? No, the college will review all proposals and recommendations for lease amounts if that is the chosen financial structure.
- 64) We understand that the prime Architect/Engineer must be pre-qualified with the CDB, but do the subconsultant architects, engineers and specialty consultants also need to be pre-qualified. CDB normally does not have pre-qualified kitchen and hotel design consultants. Yes, subconsultants should be pre-qualified where



- required by the CDB. This information can be confirmed on their website <http://www.cdb.state.il.us/default.shtml>.
- 65) Is the term City Center Campus an all inclusive term for the Renaissance Center, the existing hotel and the adjacent building, which the College is trying to obtain? Yes.
- 66) During the pre-bid we thought that we heard that it was acceptable to the College to have the existing hotel torn down if necessary. Is this accurate? Yes
- 67) Is it your intention to renovate the existing hotel building/space into a new “branded”, “boutique hotel property”? Can you clarify what you mean by “standards of boutique hotel properties in the US”? No, it is not our intention to renovate the existing hotel space.
- 68) In the RFQ, Section III, there were general programming and functional space descriptions. Again, during the pre-bid, we thought we heard that the short listed firms will be given detailed programming statements for the culinary/hospitality needs (including restaurant and retail store), the hotel room count (& room sizes) and the space needs for the educational components. Is this correct? Yes
- 69) What level of detail do you anticipate for a project schedule (bar chart or detailed CPM)? What is your expected completion date? A detailed CPM. As far as the expected completion date, it is to be determined.
- 70) During the pre-bid you stated that you would clarify the status of the construction delivery method. Is this still your intention? The RFQ makes a few references to construction. This information is clarified in the opening paragraph.
- 71) The Evaluation Criteria section (VII), Article 7c, calls for a description of the type of entities that will develop and operate the project and a list of owners of interest that may provide equity to the ownership entities and the estimated percentage of ownership of each. Could you clarify this statement? Wouldn't this information depend on the final type of agreed upon development structure and financing agreement? It would seem that providing this information would be premature at this time. We would like an understanding of the way you intend to approach the project and can negotiate the terms as the needs develop under the scope of the project.



JOLIET JUNIOR COLLEGE
— 1901 —

Addendum #1 must be acknowledged in your final proposal.

Respectfully,

A handwritten signature in blue ink, which appears to read "Judy Mitchell".

Ms. Judy Mitchell
Director of Business and Auxiliary Services