

The Village of Oak Park

Request for Proposals For a Green Home Demonstration Project

For redevelopment of
The homes and property at

1030 S. Taylor and 1100 S. Lombard

March 5, 2008



Table of Contents

<u>Green Home Request for Proposals (RFP)</u>	<u>Page No.</u>
Section I.	
Purpose & Goal.....	3
Village Objectives.....	3
Reserved Rights.....	3
Section II.	
General Site Information.....	4
Site 1.....	4
Site 2.....	4
Section III.	
Submittal Review Process and Deadlines.....	5
Response Format & Submission Requirements.....	6
Educational Demonstration Project.....	6
Evaluation Criteria.....	8
Tentative Project Schedule.....	9
Section IV.	
Appendix	10

SECTION I.

PURPOSE & GOAL

The purpose of this Request for Proposals (RFP) is to solicit proposals from “Design-build Teams” consisting of architects and builders for the purchase of one or two homes owned by the Village of Oak Park in the Barrie Park Neighborhood, as part of a Demonstration Project showcasing “Green,” environmentally friendly, sustainable, energy efficient, construction practices and technology that can be applied to both new home construction and remodeling of existing homes.

The selection process will be organized into three phases as detailed later in this RFP. The goal is for the Village to sell the properties individually to the most qualified Design-build Teams. Teams chosen for the project must be willing to allow for the homes to be open for viewing by the public and educational and professional seminars for a 4-6 week period upon completion of their project home. The intent of the educational open house tours is to showcase the techniques and technologies utilized in the construction or remodeling of their project home. The target date for the unveiling of the project homes and the beginning of the Open House Demonstration period is early-February 2009. Applicants chosen must also include video and pictorial documentation of their projects that can be used for educational purposes to further the promotion of the techniques, technologies, and products incorporated in the project homes after the completion of the open house period.

VILLAGE OBJECTIVES

Use the redevelopment or remodeling of these two Village owned homes to foster interest in green building technology that can be applied by contractors and homeowners to new construction and remodeling projects of existing homes in the Village. Specific objectives include:

1. Enhance the property values in the Barrie Park neighborhood by sponsoring a project for reinvestment in these two properties.
2. Use the interest generated by the project to encourage the application of green products and technologies by Village residents who remodel their homes.
3. Use the interest generated by the project to foster an awareness of the importance of being more environmentally conscious in everyday lifestyle choices.
4. Showcase the latest technologies for “green” and sustainable homes including net-zero energy designs.
5. Use the media exposure from the Demonstration Project to promote Oak Park as a forward thinking environmentally conscious community.

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 the Village’s best interest.

SECTION II.

GENERAL SITE INFORMATION

Barrie Park is a small neighborhood park located adjacent to the Eisenhower Expressway on Garfield Street between Harvey and Lombard Ave. In the early part of the 20th Century when gas was a major source of illumination in urban areas it was the site of a Coke processing plant that converted coke into natural gas. Later when electricity became the predominant choice for lighting residential homes, the plant was closed. In the early 1950's as Oak Park, like most communities experienced a population boom, the remains of the plant were torn down and a park was established in its place. In the late 1990's after several generations of neighborhood children had enjoyed the use of the park, testing carried out by Ni Cor and Com Ed determined that the site was in need of major cleanup due to contamination of the soil and ground water by carcinogens that were a by-product of the coke manufacturing plant. After lengthy negotiations, a clean-up plan that would remove all contaminated soil and replace it with clean soil as well as cap the wells, and rebuild the park was approved by all parties. What turned into a 4-year cleanup project began in late 2001 and concluded with rededication of the park in September 2005. Due to the danger of exposure to harmful airborne particulates during the cleanup and soil removal process, many homeowners adjacent to the cleanup site were forced to evacuate their homes for an extended period of time. The two homes that are the subject of the RFP are left from a total of 6 that were purchased as part of a program developed by the Village during the cleanup project wherein the Village agreed to purchase homes meeting specific criteria from homeowners who were most affected by the project. Several other homes in the neighborhood were purchased by private parties who have carried out rehab and remodeling before reselling them. A brief description of the two properties that are the focus of this RFP is provided below. Additional information is contained in the Appendix.

SITE 1: 1030 S. TAYLOR

There is an existing 1-story home on the 4,418 sf lot. There is also a detached garage. An assessment done by the Village's Building & Property Standards Department found that the home is need of substantial electrical, mechanical, and structural repairs/upgrades.

SITE 2: 1100 S. LOMBARD

There is an existing 2-story 2-flat building on the 3,056sf lot along with a detached garage. An assessment done by the Village's Building & Property Standards Department found that although the structure is sound, the foundation is need of considerable stabilization and waterproofing. Existing floor to ceiling heights in the basement also do not permit its conversion to habitable space without the replacement and lowering of the floor.

Copies of the appraisals and surveys along with the Building & Property Standards assessments for each lot will be available for pick up during the April 2, 2008 walk-through tours.

SECTION III.

SUBMITTAL REVIEW PROCESS AND DEADLINES

The Village of Oak Park will utilize the process specified below in reviewing RFP responses:

Phase 1: Qualifications submittal.

The purpose for the qualifying submittal is to determine the level of interest in the project and respondents at this stage will not be required to provide any plans for the project sites. Submittals should contain a statement spelling out the reasons for the interest in the project, the Project Teams qualifications/experience in designing and constructing green homes or utilizing green/sustainable products and practices in residential projects, and a list of three references for each member of the Team. Responses must be submitted by 4:00 pm on Wednesday March 19, 2008 and must include a contact person's name/number. All submittals will be reviewed and invitations will be extended on or before Tuesday March 25, 2008 to tour the homes/properties during the hours of 9-11 am or 1-3 pm on Wednesday April 2, 2008 to those Teams whose submittals indicate that the Team has the experience, references, and the ability to carry out such a project. Additional dates/times for a tour of the properties will be identified if needed. The purpose of the tour is to allow for a thorough examination of the properties by each Team so that they may use the information they gather to formulate their project plans for their Phase 2 submittal. Within two weeks of the tour, no later than 4:00 pm on Wednesday April 16, 2008, each Team must submit a statement indicating which property they will be submitting detailed plans for and whether the existing home on the property will be replaced with a new home or be remodeled. Teams may elect to include both properties as part of their project if they so choose. However, Teams which choose only to focus on one property only will be given equal consideration in the Phase 2 review process.

Phase 2: Detailed Plans submittal and determination of project finalists.

Plans and required documentation as spelled out herein will be due by 4:00 pm on Monday June 2, 2008. Plans submitted for each property will be reviewed utilizing the LEED for Homes Rating System published by the U.S. Green Building Council (www.usgbc.org/leed/homes) and/or the National Association of Home Builders (www.nahb.org) Green Home Building Guidelines to determine their "Green Rating." It is each applicant's responsibility to specify which rating system their project has been developed under as well as to provide the documentation used to determine their projects green rating. The Village reserves the right to use outside third party help in verifying each projects green rating. The projects budget, including the amount being offered the Village for each property, and proof that the Team has the financial capability to carry out the project should also be included. After reviewing the submittals, up to three Teams for each property will be chosen as "Finalists" and be invited to participate in Phase 3. Finalist's plans shall be placed on display in Village Hall and on the Villages website. Comments from the public shall be invited and forwarded to the Village Board prior to the presentation called for in Phase 3.

Phase 3: Presentation of Finalist's plans to the Village Board.

Finalists will be scheduled to make a presentation of their project plans to the Board. After viewing all presentations, the Board will declare a winning plan for each property. The Board reserves the right to announce the winners at a separate meeting to be held within two weeks of the presentations. The Announcement of the winning plans by the Board will include the passage of Resolutions approving the sale of the properties to the chosen Teams. Teams that are selected will proceed immediately into preparing their Construction Documents. When the construction documents are complete they will be submitted to the Building & Property Standards Department for permit review. The Village shall work closely with the chosen Teams to Fast-track plan reviews to insure a maximum 30-day turnaround for issuance of permits. It is the Village's intention to schedule the closings on the transfer of properties to coincide with the issuance of building permits.

Educational Demonstration Project

During construction, each team should be documenting the installation of those features of their project home which are integral to its sustainability and energy efficiency. At the conclusion of construction, the Village expects those Teams who were chosen for the project to open the project homes up to tours designed to display all facets of their design and the products/technologies included in them. The Village has chosen Seven Generations Ahead (SGA), a non-profit organization whose mission is to build ecologically sustainable communities, to be the lead in developing the format for the Open House tours. SGA's preliminary concepts are contained in Appendix C. The final program will be developed through a cooperative effort between the Village, SGA, and the Project Teams.

RESPONSE FORMAT & SUBMISSION REQUIREMENTS

All submissions should be addressed to: Bob Clements
Redevelopment Manager
Village Hall
123 Madison Street
Oak Park, IL. 60302

Questions on this RFP should be directed to Bob Clements at (708) 358-5644 or clements@oak-park.us.

Phase 1: Qualifying Submission Requirements: Response Submission Requirements: The Project Team's response package must be submitted in the following formats: One original copy in 8 ½ x 11 format and One (1) CD. The qualifying submission should contain the following information:

- Cover letter containing statement of interest and introductions to the firms that comprise the Design-build Team.
- Resumes of key personnel and statements of qualifications/certifications.
- Sample projects and relevant experience.
- A list of three (3) references with which members of the Team have worked. Each reference should include a contact name, address, phone number and a brief description and graphic illustration of the project.

Phase 2: Detailed Plans submittal: Response Submission Requirements: The Project Team's response package must be submitted in the following formats: Fifteen (15) original copies in 8 ½ x 11 or 11 x 17 format and One (1) CD. The qualifying submission should contain the following information:

- A written explanation of the design approach and philosophy that the Team will utilize including which "green rating" standard (USGBC or NAHB) the project will be designed under. If USGBC, the projects anticipated LEED Certification Level shall be identified.
- Site plan(s), floor plans, elevations and/or a physical model of the design or electronic 3D drawings that include outlines of adjacent homes.
- A cost estimate for the project, including both hard and soft costs and the amount being paid the Village for the property.
- An estimate of the home's for sale market price at the end of the project.
- The projects schedule with key dates identified.
- A bank letter or other evidence of the Design-build Teams financial viability to complete the project.
- A list of green and sustainable technologies and products that will be included in the project as well as the reasons for using them relative to the effectiveness of the overall design of the project.
- A statement, backed up by calculations, of the homes estimated energy efficiency and

- annual energy usage.
- A statement detailing the Team’s educational documentation plan.

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 the plans submitted by Project Teams in Phase 2 to choose the Finalists for Phase 3:

- The proposed project home’s “green rating” score.
- The proposed projects overall design.
- The proposed project home’s energy efficiency including whether or not the home will be a net-zero energy home.
- The experience of the Design-build Team with similar projects.
- The appearance of the proposed project home in relation to its adjacent properties and surrounding neighborhood.
- The manner in which the “green” features and/or technologies on display in the house will be documented during construction and displayed/presented for educational purposes after construction is completed.
- The practicality/transferability of the “green” features and/or technologies on display in the project for utilization by homeowners in Oak Park for remodeling/upgrading their own properties.
- The Design-build Team’s financial viability to complete the project.
- The Design-build Team’s proposed purchase price to the Village of the home and/or property.
- The Design-build Team’s plan for educational and promotional activities in light of the Village’s desire to promote the Demonstration Project.

TENTATIVE PROJECT SCHEDULE

The tentative overall project timetable for the RFP and Demonstration Project (subject to change depending on unforeseen conditions) is as follows:

Release of RFP by Village of Oak Park:	March 5, 2008
Phase 1: Qualifying Response due date:	March 19, 2008
Notification/Invitation issued to Teams to tour the properties	March 25, 2008
Tour of project sites by RFP respondent Teams:	April 2, 2008
Statement of project site identification due from Teams:	April 16, 2008
Phase 2: Detailed Project Plans due date:	June 2, 2008
Identification of Finalists by Village of Oak Park:	June 19, 2008
Phase 3: Presentations by Finalists to Village of Oak Park Board	June 23, 2008
Declaration of winning plans by Village Board:	June 23-July 7, 2008
Submittal of construction plans by project Teams:	July 21, 2008
Permit issuance/Transfer of properties to Development Teams:	August 21, 2008
Construction commence on project by Teams:	August 22, 2008
Construction completed by project Teams:	January 25, 2009
Open House—Educational tours begin:	February 2, 2009
Open House—Educational tours end:	March 16, 2009

Section IV.

APPENDIX

Appendix A: 1030 S. Taylor property information

Appendix B: 1100 S. Lombard property information

Appendix C: Seven Generations Concept for the Educational Demonstration Project

Barrie Park Area Aerial—Circa 1998.



APPENDIX A
1030 S. TAYLOR INFORMATION

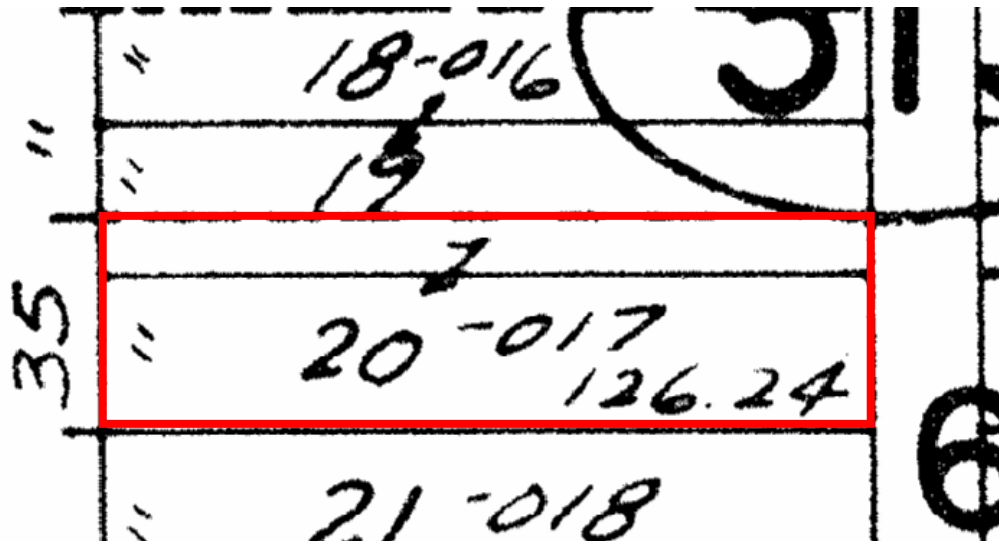
1030 S. TAYLOR STREET PROPERTY PHOTOS



**1030 S. TAYLOR AVE.
AERIAL & SIDWELL**



TAYLOR AVE.



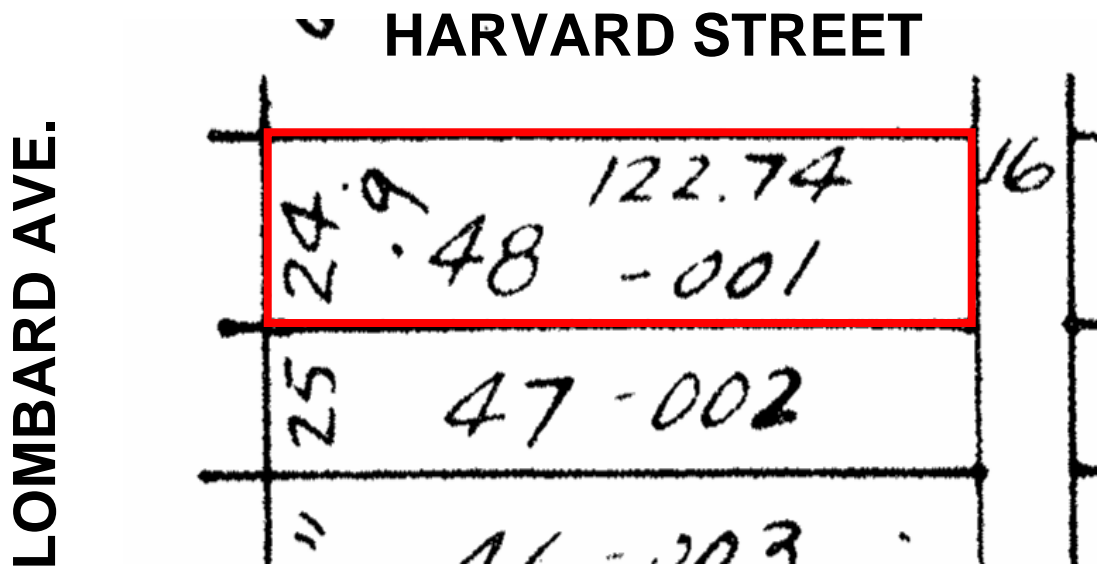
APPENDIX B
1100 S. LOMBARD INFORMATION

1100 S. LOMBARD STREET PROPERTY PHOTOS



**1100 S. LOMBARD AVE.
AERIAL & SIDWELL**

N ↑



APPENDIX C
SEVEN GENERATIONS AHEAD
CONCEPT FOR THE
EDUCATION DEMONSTRATION PROJECT



Barrie Park Green Home Demonstration Project
Education Components
February 2008

Leading up to and following the completion of the homes, a series of educational activities will be conducted that highlight the green features of the homes and inform Oak Park residents about how to incorporate green home ideas and technologies into their existing homes. Activities will include:

- A) A 2-4 page brochure or case study document that explains each home's green features, what qualifies the features as being green, resource savings compared to conventional homes, and a listing of contractors.
- B) Two home tours per week will be conducted for one month by VOP staff in collaboration with service contractors, architects, and Seven Generations Ahead staff. The tours will incorporate learning stations focusing on specific green technologies (with service contractors, architects and VOP/SGA staff covering the different stations), and will incorporate a beginning overview of the remodeling process and key features. Residents will have time to visit the different stations as they wish and gather specific information on the different technologies, products, materials, and service providers used in the homes.
- C) SGA will conduct two evening seminars on green home remodeling during a one month period, which will feature SGA's Remodel GREEN CD guide to green home remodeling and will address specific green features of the Barrie Park Homes.