

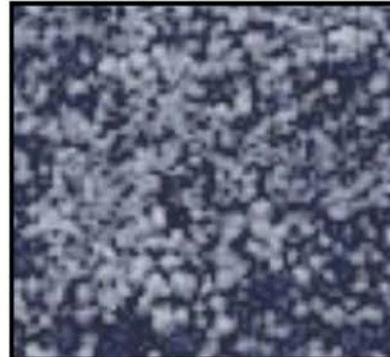
**Bristol Place Neighborhood Redevelopment**

**Master Developer Recruitment**

**Request for Qualifications (RFQ)**

**April 15, 2016 - June 22, 2016**

*(Please see inside cover for important registration information)*



Please visit <http://ci.champaign.il.us/departments/neighborhood-services/neighborhood-programs/community-development-projects/bristol-place-redevelopment/> to register for this Request for Qualifications (RFQ), view Addendum 1 and view other pertinent information.

## TABLE OF CONTENTS

<b>PART I: INTRODUCTION</b>	<b>2</b>
1.1 RFQ Invitation	2
1.2 Profile of Champaign	3
1.3 Vision for Healthy Neighborhoods	4
<b>PART II: BACKGROUND</b>	<b>5</b>
2.1 Bristol Park Neighborhood Plan	5
2.2 Compatible Redevelopment Opportunities	9
2.3 Planning and Policy Foundation	10
<b>PART III: SCOPE OF SERVICES</b>	<b>12</b>
3.1 Master Development Plan	12
3.2 Development Components	12
3.3 Financing	15
3.4 Land Disposition	16
3.5 Long-term Affordability	16
3.6 Property Management	16
3.7 Community Engagement	17
3.8 Community Benefits	17
3.9 City Role	18
3.10 HACC Role	18
<b>PART IV: STATEMENT OF QUALIFICATIONS</b>	<b>19</b>
4.1 Content Requirements	19
4.2 Submittal Instructions	22
4.3 Master Developer Questions	22
4.4 RFQ Addendums	22
<b>PART V: MASTER DEVELOPER SELECTION</b>	<b>23</b>
5.1 Evaluation Process	23
5.2 Evaluation Schedule	23
5.3 Evaluation Criteria	24
<b>PART VI: GENERAL CONDITIONS</b>	<b>24</b>
<b>APPENDICES</b>	
Appendix 1: Bristol Place LEED-ND Master Plan	
Appendix 2: Proposed Bristol Park TIF Boundary Map	
Appendix 3: Existing Bristol Place Infrastructure Aerial Map	
Appendix 4: Boneyard Creek North Branch Improvements Map	
Appendix 5: Disclosure Affidavit and Dual Representation Affidavit	

## **PART I: INTRODUCTION**

### **1.1 Request for Qualifications (RFQ) Invitation**

**A. Invitation for RFQ Responses:** Through this RFQ offering, the City of Champaign and the Housing Authority of Champaign County invite responses from qualified master development teams in pursuit of a public-private partnership to accomplish the community's vision for a state of the art, comprehensive and sustainable redevelopment of the Bristol Place neighborhood on the city's north side. The City and Housing Authority's goal is to work with a reputable and well-financed master development partner with a proven record of redeveloping an entire neighborhood.

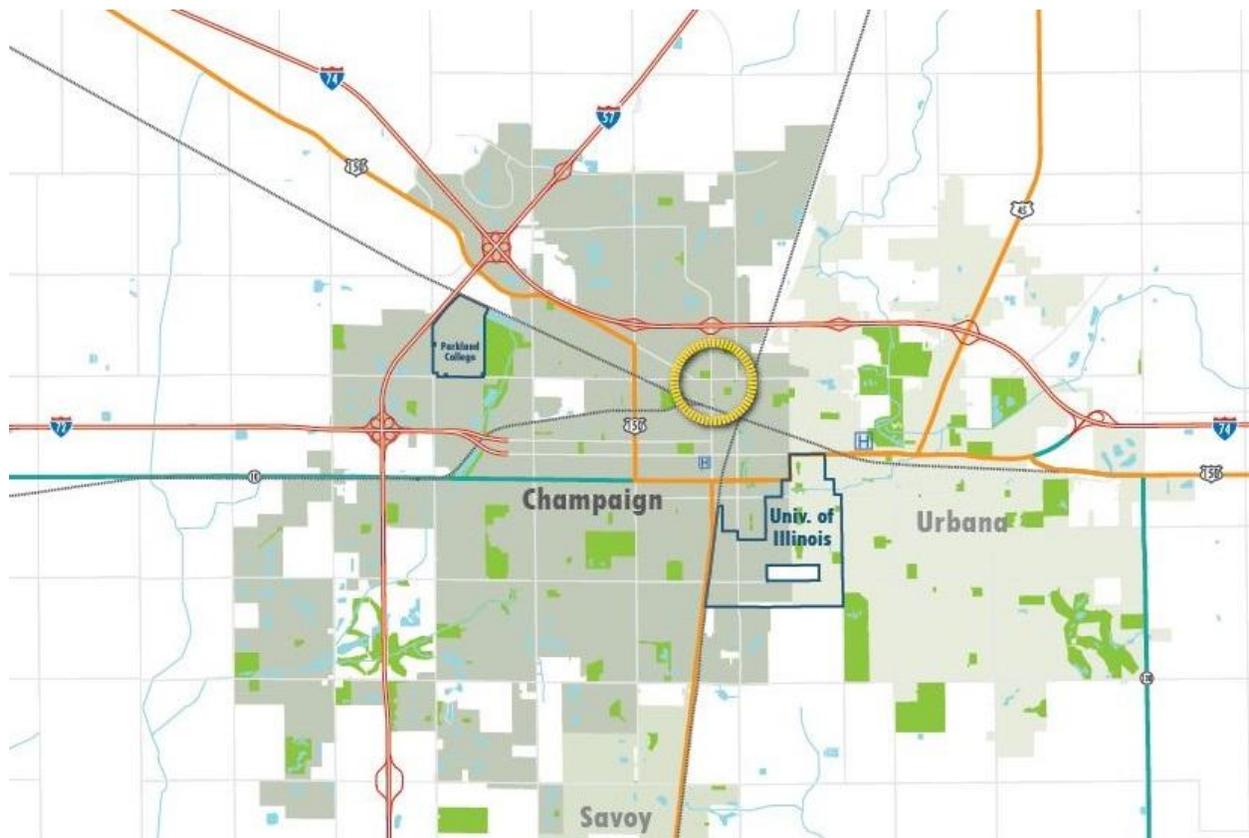
The City envisions this unique partnership resulting in a mixed-income, mixed-tenure and multi-use LEED Neighborhood Development ("LEED-ND") that transforms Bristol Place from an area of significant disinvestment into a model of neighborhood livability and opportunity, consistent with the City's goals for social, environmental and economic sustainability and "complete neighborhoods." Concurrently, the City envisions that the Bristol Place redevelopment will catalyze additional redevelopment in the surrounding area and serve as an anchor of community pride, civic vitality and innovation.

The City is mid-way through the acquisition of 92 parcels and anticipates the 23-acre site being ready for redevelopment in late 2017. Approximately 15.6 acres of the site is available for the development of housing and other uses and the remaining land is reserved for watershed and open space improvements that the City plans to coordinate with the selected master developer as a component of the final master plan. Additionally, Bristol Place is planned to be located in a newly formed Tax Increment Finance (TIF) District, scheduled for City Council adoption in 2016. This RFQ outlines the goals of the City in offering this property for redevelopment, information required for responses and criteria that the selection panel will utilize to make a recommendation to City Council. The City's Neighborhood Services Department is managing this RFQ. The City's Planning and Development Department is responsible for long range planning, development review and administering the Champaign Zoning Ordinance.

**B. Community Vision for Bristol Place:** Encapsulated in the award winning [Bristol Place LEED-ND Master Plan](#) ("Bristol Place Master Plan") is the community vision for the new Bristol Place and a brighter future for the city's north side. The full Bristol Place Master Plan is available as Appendix 1 of this document. Farr Associates, a national leader in designing sustainable neighborhoods, completed the Bristol Place Master Plan in partnership with the community. Although conceptual at this point, the Bristol Place Master Plan offers a firm perspective on the community's aspirations for Bristol Place. Several years of intensive citizen participation, including a rich diversity of stakeholders informed the master planning process. Fittingly, the community expects the Bristol Place Master Plan to guide the redevelopment of Bristol Place and the selection of a capable master development partner ("development partner") to create and implement the final master development plan.

## 1.2 Profile of Champaign

**A. Community:** Located on the prairie of east-central Illinois, the city is 80 miles northeast of Springfield, the State Capitol, and positioned at the juncture of three intersections (I-57 which runs north-south and I-72 & I-74 that run east-west). Approximately 135 miles south of Chicago, 124 miles west of Indianapolis and 178 miles northeast of St. Louis, Champaign is conveniently accessible to three major cities. Along with its adjoining twin city, Urbana, Champaign shares the distinction of international recognition as the home of the University of Illinois, one of the preeminent research institutions in the world, with a student population of approximately 43,500.



The current population of Champaign, Illinois is 81,055 and the Champaign-Urbana metropolitan area population is approximately 231,891. Champaign is the largest city in the county. Among many other assets, the city is commonly reputed for its “micro-urban” living, offering an appealing combination of cultural and recreational amenities found in a larger city with the feel of a smaller, friendlier community and a vibrant college town. Champaign residents also benefit from short commute times and the renaissance of an active and growing downtown. Bristol Place is favorably situated approximately one-half mile north of downtown and one-half mile south of I-74 and regional shopping to the north. As one of three residential subdivisions within the larger Bristol Park neighborhood, it also has the advantage of proximity to a major entry point of the city at Neil Street and I-74.

**B. City Government:** The City of Champaign is a home-rule municipality incorporated in 1861 under the laws of the State of Illinois, and its corporate boundaries include approximately 22.43 square miles. The City operates under the Council-Manager form of government, with policy-making and legislative authority vested in a governing council comprised of the Mayor and eight Council Members.

The Mayor and Council Members are elected on a nonpartisan basis and serve four-year staggered terms. Five of the Council Members are elected by district while the Mayor and the three remaining Council Members are elected at large. City Council appoints board and commission members and committees and hires the City Manager. The City Manager and the ten department heads who serve under her supervision are responsible for carrying out the policies and ordinances of the City Council and directing the administrative functions of the City.

The Neighborhood Services Department is the principal agency of the City for administering neighborhood wellness programs and resources facilitating the preservation and development of affordable housing and the revitalization and redevelopment of neighborhoods. The City participates in an intergovernmental agreement with the City of Urbana and Champaign County to appoint members to the Housing Authority of Champaign County Board of Commissioners (“HACC Board”). The Mayor recommends appointments to this board for Council approval, and the Neighborhood Services Director is the City’s staff liaison. Champaign is a Community Development Block Grant (CDBG) entitlement community and participates in a HOME Investment Partnerships Program (HOME) consortium with the City of Urbana and Champaign County.

**C. Housing Authority of Champaign County:** The Housing Authority of Champaign County (HACC) was created under the 1937 Housing Act for the purpose of providing decent, safe and sanitary housing to the low and moderate-income residents of Champaign County. A seven-member Board of Commissioners authorized by the laws of the State of Illinois and appointed by mayors of the Cities of Champaign and Urbana, the Chair of the Champaign County Board and the President of the Resident Advisory Board is responsible for the development of housing policy and authorization of expenditures. The HACC Board appoints an Executive Director to oversee operations of the HACC.

Unique to the HACC is its designation as a Moving-to-Work (MTW) agency. Under this MTW designation, the HACC has the ability to develop and implement local strategies and programs in lieu of utilizing federal program requirements. Utilizing its MTW authority, the HACC recently completed a comprehensive transformation of its public housing sites into mixed-income communities through a public-private partnership. It is the intent of the HACC to apply its MTW authority to assist with the redevelopment of Bristol Place. The City and the Housing Authority entered into an intergovernmental agreement in 2013 for this purpose.

### **1.3 Vision for Healthy Neighborhoods**

City Council sets the direction for policy relating to healthy neighborhoods, through its vision and goals. The City’s Neighborhood Wellness Plan is the instrument for realizing City Council’s vision and goals. As a long-range strategic planning and policy document, it guides neighborhood planning and local decision-making concerning policies and resources for promoting healthy neighborhoods citywide.

The planning process assesses neighborhood needs holistically across the city's 25 planning areas and identifies tailored strategies suitable for addressing them over time. The award winning planning process has been in place since 1992, and it envisions a standard quality of life for all neighborhoods, as defined by specific criteria for housing and property maintenance, public infrastructure and facilities, public safety and civic involvement.

Neighborhood Wellness is important for Bristol Place because of its location within a planning area and proximity to another that historically has had some formidable quality of life challenges. Since the origin of City's Neighborhood Wellness philosophy, significant improvements have taken place in these areas through successive redevelopments. Notwithstanding, Bristol Place has persisted with challenges of an unusual magnitude for which the City has undertaken efforts to stabilize over the last 20 years.

City Council adopted its 2008-2012 goals in December of 2007. Creating a redevelopment plan for the Bristol Place neighborhood was among those goals, effectively making the improvement of conditions in Bristol Place one of the City's top priorities. As the Bristol Place redevelopment shifts from the planning and clearance phases to the development phase, it remains a top City Council priority reflected in its current goals and this RFQ offering.

## **PART II: BACKGROUND**

### **2.1 Bristol Park Neighborhood Plan**

The 2007 City Council Goal to develop a redevelopment plan for Bristol Place led to the creation of the [Bristol Park Neighborhood Plan](#), adopted by City Council in February of 2011 as an element of the City's Comprehensive Plan, *Champaign Tomorrow*. In analyzing the existing conditions of Bristol Place, City staff found a confluence between Bristol Place and the nearby Shadowwood and Garwood subdivisions around Bristol Park, a small neighborhood park, located on the western edge of the Bristol Place subdivision. Commonality also existed among the subdivisions relating to the larger boundaries containing them, including two arterial streets, a major interstate and railroad. This understanding recognized that each of the three subdivisions share common influences, exhibit unique conditions and require different strategies that work synergistically to improve the entire area.

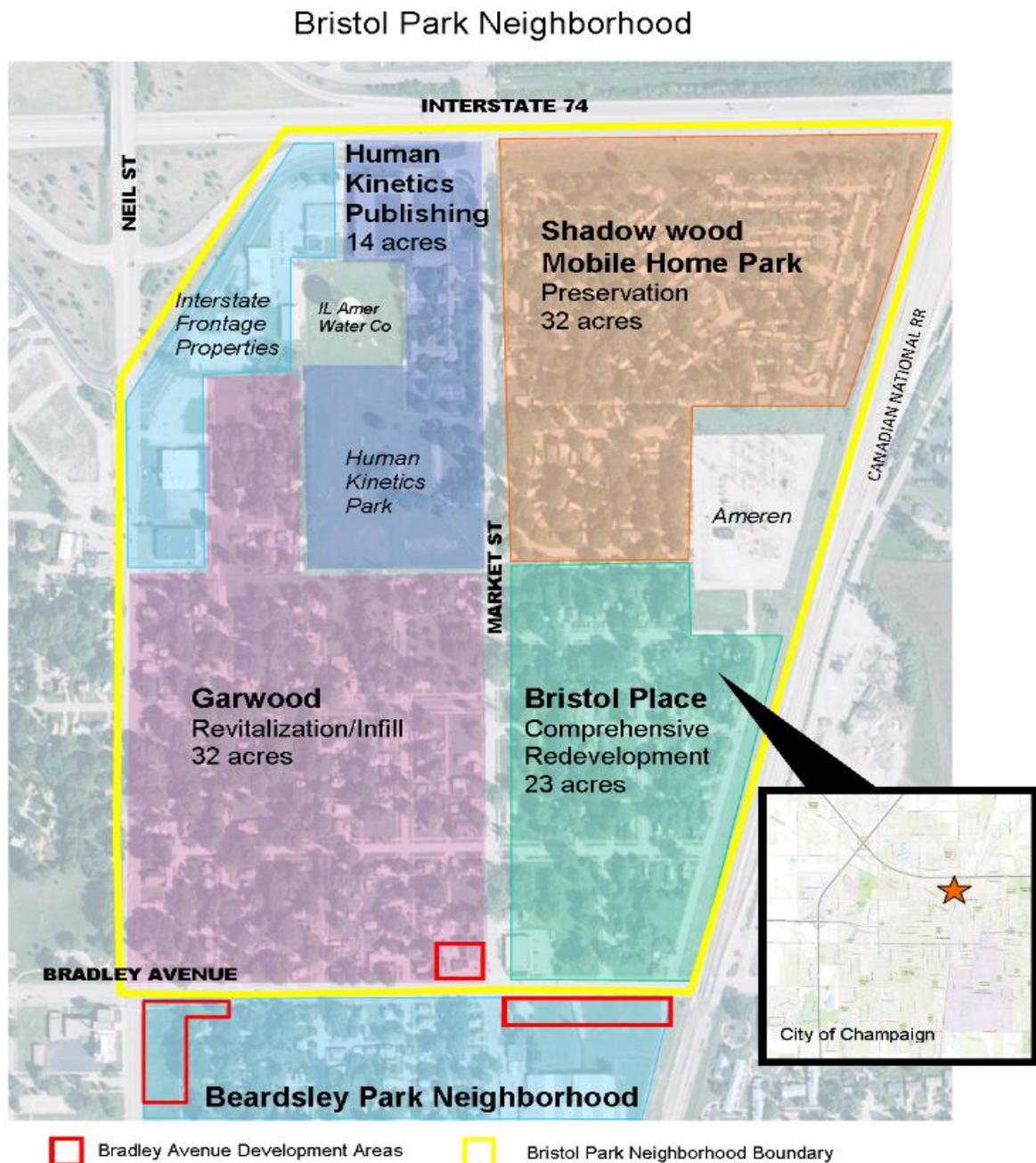
The City initiated the Bristol Park Neighborhood Steering Committee ("Steering Committee") to facilitate citizen participation in the planning and development of implementation strategies, policies and programs for the Bristol Park Neighborhood Plan. The Bristol Park Neighborhood Plan consists of five goals: 1) housing and land-use; 2) human development; 3) public safety; 4) parks and open space; and 5) transportation. These goals drive specific area planning for the entire Bristol Park neighborhood and are foundational to the Bristol Place redevelopment plan. Figure II-1 illustrates the Bristol Park neighborhood boundaries, size and specific strategies for each of the three residential subdivisions.

The Bristol Place Master Plan reflects elements consistent with the holistic neighborhood planning expectations of the Bristol Park Neighborhood Plan. In general, the plan calls for mixed-income and mixed-tenure housing; public facilities for severe weather protection and human development activities; expanded parks and open space; and LEED-ND standards for

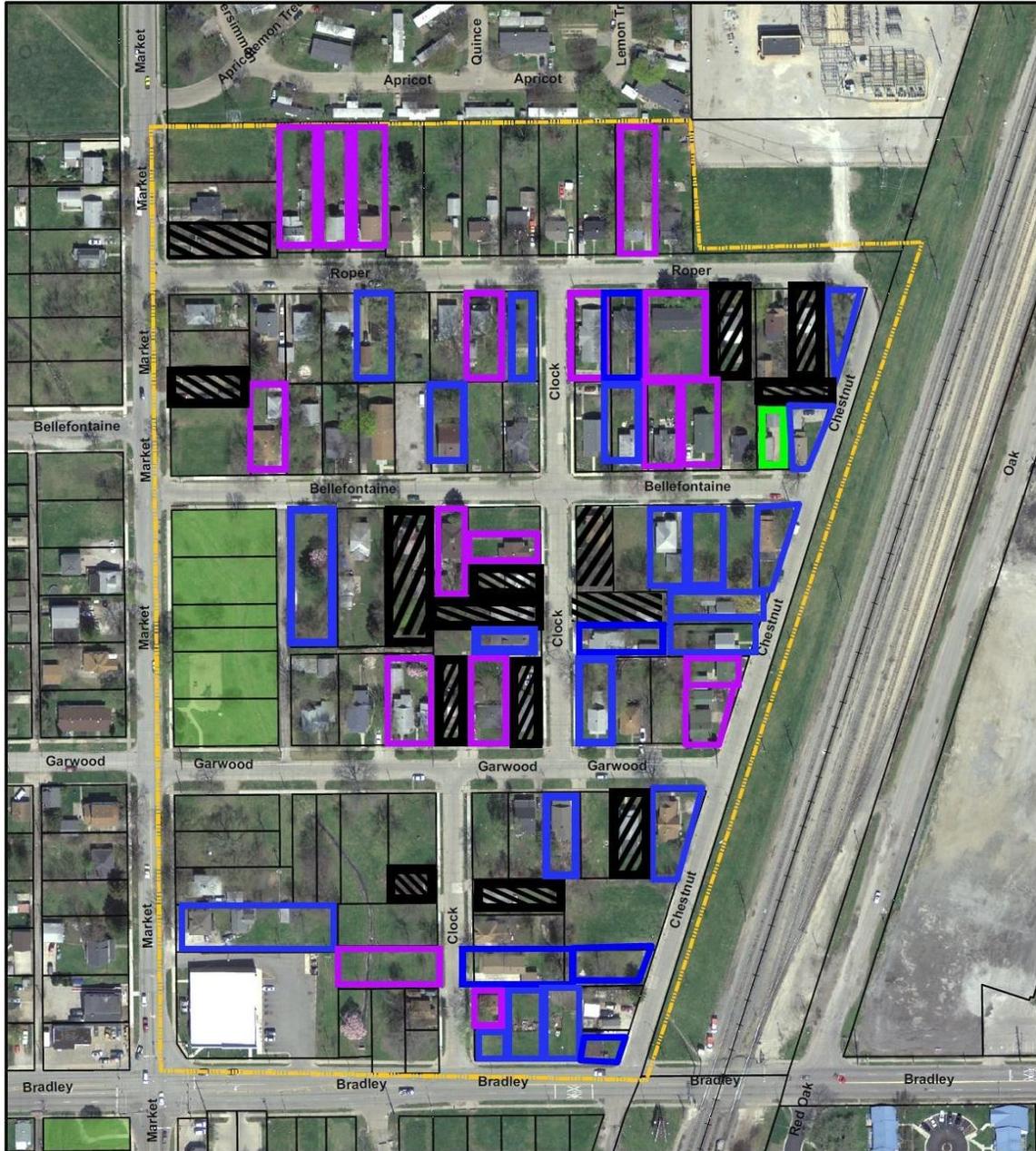
walkability, transportation and sustainability. As such, it accounts for each goal of the Bristol Park Neighborhood Plan.

The Bristol Place redevelopment occurs in two phases. Phase 1 consists of acquisition, relocation and clearance activities, in preparation for redevelopment of the property in Phase 2. The City is halfway through Phase I, and anticipates completion of clearance activities by the fall of 2017. The status of Phase 1 activities can be seen in Figure II-2. The City expects the Steering Committee to facilitate citizen participation for the duration of Phase 2, including the master developer selection process, master development planning and construction. Figure II-3 provides an illustration of the conceptual site plan for Phase 2.

**Figure II-1: Bristol Park Neighborhood Plan**



**Figure II-2: Bristol Place Phase 1 Current Conditions (as of April 4, 2016)**



- Bristol Acquisitions - In Progress
- Bristol Acquisitions - Closed
- Bristol Property - Demolition Under Contract
- Bristol Property - Demolition Complete



Figure II-3: Bristol Place Conceptual Site Plan for Phase 2



## 2.2 Compatible Redevelopment Opportunities

**A. Market Street and Bradley Avenue (Neighborhood Commercial or Mixed-use):** As part of the Bristol Place redevelopment, the City expects to explore with its development partner the possibility of a neighborhood-commercial redevelopment on a 2.2 acre site in the Beardsley Park neighborhood, immediately across the street from Bristol Place along its southern border (Bradley Avenue). This property is a targeted redevelopment site referenced in the Beardsley Park Neighborhood Plan. Currently, a restaurant business occupies a building and utilizes a city-owned parking lot immediately adjacent and east of the restaurant, and the total size of this configuration is 0.3 acres.

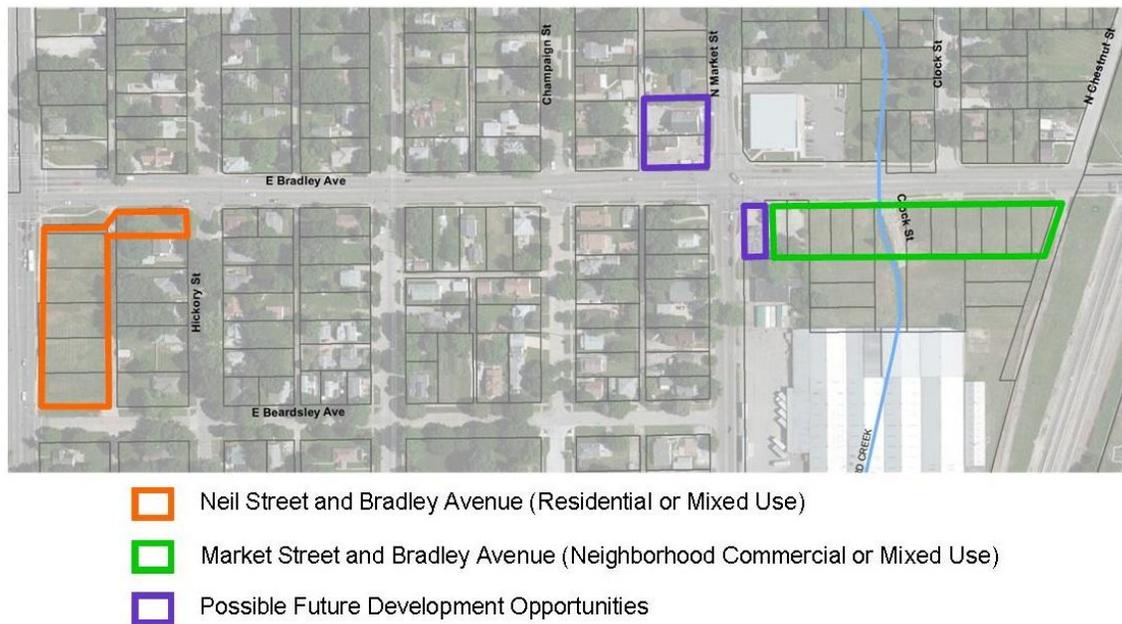
The 2.2 acre site is vacant land owned by the City. The adjacent restaurant building owner has expressed an interest in partnering with the City and its development partner to redevelop the 0.3 acre site. This location was previously unavailable for redevelopment, indefinitely, until the City was ready to reroute and make improvements to a storm water drainage channel (the Boneyard Creek) that currently runs through the approximate center of the property. The City has begun planning for the Boneyard Creek relocation and improvements and expects to coordinate implementation of the final plans with the Bristol Place redevelopment, which upon completion will make the site more suitable for redevelopment.

Potential future commercial redevelopment opportunity may exist across Market Street from the Bristol Place redevelopment. There are two privately owned neighborhood-commercial properties, one with an active funeral home business, located on the northwest corner of the intersection of Bradley Avenue and Market Street, within the Bristol Park Neighborhood (inside the Garwood Subdivision). See Figure II-4 for an illustration of the two properties. These properties are not currently available for redevelopment, but the owners have previously expressed an interest in redeveloping them. At this time, the City envisions these properties as future redevelopment possibilities when favorable circumstances permit.

**B. Neil Street and Bradley Avenue (Residential or Mixed-use):** Concurrent with this RFQ solicitation for the redevelopment of Bristol Place, the City is seeking responses to a separate RFP solicitation for the redevelopment of a City-owned one-acre site, currently zoned residential, in the Beardsley Park neighborhood. Located at the southeast corner of a major intersection at Neil Street and Bradley Avenue, the site is less than a quarter-mile from Bristol Place. It is also situated along the Neil Street corridor that extends southward from I-74 through downtown Champaign.

The City acquired and cleared the property of a vacant structure in 2008, with the intent of facilitating its redevelopment at the appropriate time and in a manner consistent with the neighborhood character and resident aspirations. The City is open to reviewing residential and possibly mixed-use proposals that are compatible with the neighborhood character that will generate positive benefits for the area. Generation of affordable housing is a requirement of any successful proposal. The City encourages linking the redevelopment of this site as an early-start opportunity leading up to the larger Bristol Place redevelopment. See Figure II-4 for an illustration of the property (Neil and Bradley RFP).

**Figure II-4: Bradley Avenue Redevelopment Areas**



### 2.3 Planning and Policy Foundation

**A. 2011 Comprehensive Plan ("[Champaign Tomorrow](#)"):** The Planning and Development Department performs long-range planning, development review and zoning administration for the City. This includes updating the Comprehensive Plan, called *Champaign Tomorrow*. This plan establishes policy direction for the growth and development of the City. In particular, the plan provides an emphasis on "infill" development and recognizes the importance of ensuring that neighborhoods are "complete" in terms of land use, design and community facilities.

**B. Bristol Park Neighborhood Plan ([CB 2011-028](#); [SS 2010-072](#)):** City Council adopted the [Bristol Park Neighborhood Plan](#) as an amendment to Champaign Tomorrow to provide guidance on specific actions to revitalize the neighborhood. The Bristol Park Neighborhood Plan incorporates the staff analysis of neighborhood conditions, along with resident and stakeholder input received at neighborhood meetings.

**C. Bristol Park Neighborhood Plan Replacement Housing and Relocation Policy ([CB 2012-214](#), [SS 2012-024](#)):** Council approved amending the Consolidated Plan to include the Bristol Park Neighborhood Plan Replacement Housing and Relocation Assistance Policy. In addition to following the federally-required Uniform Relocation Act and Section 104(d) relocation requirements, Council also adopted local add-on policies to assist residents with successful relocation. Local add-on policies include contracted case management services and a rebate of increases in real estate taxes on the move unit. This relocation policy is an amendment to the Bristol Park Neighborhood Plan and requires "first right to apply" to all displaced residents when the new redevelopment is ready for occupancy (both homeowners and tenants; [see Section IV Optional Policies](#) page 27 of 29).

**D. Bristol Place Intergovernmental Agreement (IGA) with the HACC ([CB 2012-215](#)):** Council authorized the City Manager to enter into an Intergovernmental Agreement with the

HACC for Phase 1 of the Bristol Place Redevelopment with an option of participating in Phase 2, the development phase. The first phase agreement is extended until January 1, 2017.

**E. Bristol Place Environmental Review Contract Phase I Report ([CB 2013-036](#)):** On March 5, 2013, City Council authorized an agreement with Foth Infrastructure & Environment, LLC to complete a Phase I Environmental Study, Noise Study and Vapor Study for the Bristol Place Subdivision.

The development partner will need to review and address the concerns of the noise study due to proximity of the railroad. The complete Phase I report is [available here](#) and the noise study is [available here](#).

**F. Bristol Park Environmental Review Contract Phase II Report ([CB 2013-145](#)):** On August 6, 2013, Council approved amending the consultant's contract for Phase I Environmental based on findings that required some additional testing. Three properties were identified that would need some minor remediation before construction begins. The complete Phase II report is [available here](#).

**G. Bristol Place Acquisition Policy ([CB 2013-133](#), [SS 2013-032](#)):** This policy outlines how staff will prioritize acquisition of all Bristol Place properties and related procedures.

**H. Bristol Place Demolition Policy ([CB 2014-148](#), [SS 2014-036](#)):** This policy incorporates key goals for the City to provide demolition services and also encourage participation of minority and women-owned business enterprises. This policy allows for organizing demolitions into small bundles and reduces bid bonds to provide new or small contractors the opportunity to participate.

**I. Bristol Place Master Plan ([CB 2013-163](#), [SS 2013-047](#)):** This award-winning plan started with the Bristol Park Neighborhood Plan as its foundation. The eight-month planning and design effort involved residents from Bristol Park and Beardsley Park neighborhoods, City and Housing Authority staff, neighborhood youth, professors and graduate students from UIUC, a tenant advocacy leader, neighborhood businesses and faith institutions, a non-profit housing developer, property owners, tenants, the Neighborhood Services Advisory Board and the general public. This significant public input process helped craft the Bristol Place Master Plan that provides for a LEED-ND eligible community focused on a quality living environment offering transit access, school and jobs proximity, ample green space and recreational opportunities, walking and transportation options and a mix of housing styles, price points and tenure.

**J. Boneyard Creek North Branch Improvements Preliminary Design ([CB 2015-090](#)):** City Council approved an engineering services agreement with the Farnsworth Group to conduct preliminary design work for the Boneyard Creek North Branch Improvements. The proposed improvements extend 7,000 square feet from University Avenue northward through several neighborhoods including Bristol Place to Neil Street. The City expects to construct the improvements in coordination with the Bristol Place redevelopment.

**K. Proposed Bristol Park TIF District ([SS 2015-055](#)):** City Council provided direction for the creation of the Bristol Park TIF District. The proposed TIF is 122 acres and encompasses the entire Bristol Park Neighborhood Plan area and key redevelopment sites and areas of interest

adjacent to the neighborhood. TIF program development is underway. City Council approval of the TIF District is expected in the summer of 2016. Appendix 2 shows an illustration of the proposed TIF District boundaries.

### **PART III: SCOPE OF SERVICES**

#### **3.1 Master Development Plan**

**A. Development Agreements:** The successful master developer shall enter into a pre-development services agreement with the City and HACC within 30 days of City Council recognition as the developer of record. Upon satisfactory completion of a master development plan, the development partner shall enter into a master development agreement with the City and HACC for implementation services, in a timely manner, according to the schedule approved in the pre-development services agreement.

**B. Pre-development Planning:** The development partner shall independently complete all necessary pre-development planning and produce an acceptable and financially feasible master development plan, in a timely manner, for the construction of a LEED-ND certified, mixed-income, mixed-tenure and mixed-use neighborhood, consistent with expectations of the Bristol Place Master Plan and this RFQ.

**C. Development Plan Implementation:** The development partner shall provide the appropriate guarantees and effectively implement the approved master development plan in a timely and cost effective manner; coordinate related partnerships agreeable to all parties; ensure for the highest quality construction management and workmanship; and maintain effective communication among the development team, City, HACC, other applicable partners and community stakeholders.

**D. Regulatory Compliance:** The development partner shall comply with all federal, state and local laws, ordinances, rules and regulations applicable to the activities required by the master development plan.

#### **3.2 Development Components**

**A. Traditional Neighborhood Development:** A common theme in the planning for the new Bristol Place is that it entails rebuilding a "neighborhood" and not simply a "development." This theme is evident in the Bristol Place Master Plan where public streets and alleys are carefully planned in relation to residential land uses, park and open space, and community facilities. The design of the neighborhood is purposeful. Homes take access from the rear so they can front the street and provide a high-quality urban design. The public, neighborhood streets are intended to be appropriately sized with on-street parking so they provide adequate access yet will be safe and walkable. The core principles of LEED-ND are that the neighborhood is integrated into the larger urban fabric, is walkable and has a high quality, urban design. Proposals for the new Bristol Place should demonstrate an understanding of designing a "neighborhood" rather than simply a "development".

For the Bristol Place redevelopment project, the Planning and Development Department will work jointly with other city departments and the chosen development partner on a

redevelopment plan that is consistent with the goals of the Comprehensive Plan and the requirements of the City's Subdivision and Zoning codes. This will likely entail processing a Planned Development application and leading that process through appropriate public hearings.

**B. Mixed-income and Mixed-tenure Housing:** The Bristol Place Master Plan proposes a minimum of 193 dwelling units on 15.6 acres of buildable land. This number of units creates a density of 12.3 dwelling units per acre and satisfies the LEED-ND residential density criterion of 12 or more dwelling units per acre. The plan features a mixture of building types, including 17 detached single-family homeownership units; a combination of 125 town home, duplex and triplex units; and two senior multifamily buildings with a combined total of 51 units.

**C. Public Infrastructure:** City owned infrastructure exists for the redevelopment site, including streets, sidewalks, storm sewers, sanitary sewers, street lights and trees, as seen in Appendix 3. The Bristol Place Master Plan proposes changes in the street layout for the neighborhood. These changes in street orientation, housing location and density will make infrastructure reconstruction necessary for at least some of the redevelopment. Depending on the final master development plan and analysis of construction needs, additional infrastructure reconstruction may be necessary regardless of infrastructure existing condition.

A City project in 1986 rebuilt the existing streets (6" non-reinforced concrete), storm sewers and the majority of the sidewalks. Street lights date from 1978. Existing sanitary sewers date from the 1930s and include 6" diameter sections that are now substandard. The majority of existing street trees are not in good condition. Private infrastructure includes water, phone, cable and broadband fiber optic. The development partner shall complete an analysis of all existing infrastructure and evaluate the infrastructure condition and location with respect to the proposed neighborhood configuration and construction needs. This analysis will determine the infrastructure reuse feasibility and recommended infrastructure reconstruction which shall be included in the final master development plan.

Page six of the Bristol Place Master Plan shows significant un-programmed green space labeled Bristol Park in the redevelopment. This green space is around the existing Boneyard Creek and its 100-year floodplain. The City is currently working on concept development and preliminary design for the Boneyard Creek North Branch Improvements. This drainage project will construct flood protection with a significant amenity component including park like space and trails. The City and its consultant are programming drainage needs for the space and will develop an initial amenity layout. Final non-drainage programming and design for this space will occur after a development partner is selected and available to coordinate its redevelopment preferences with the City's Boneyard Creek North Branch Improvements consultant team. The City currently anticipates completing construction of the Boneyard Creek North Branch Improvements in the same time frame as the Bristol Place redevelopment. See Appendix 4 for an illustration of the extent of the proposed Boneyard Creek North Branch improvements.

**D. Community Facilities:** When created, the Bristol Place Master Plan included a vision for a LEED certified, 10,000 square-foot multipurpose public facility, integrating a relocated and redeveloped fire station with 5,000 square feet of community space. The City has undertaken a study to update its analysis on optimal site alternatives for Fire Station No. 3, maintaining the Bristol Place neighborhood as a possibility. Completion of the study will happen during the

course of this RFQ. The City will share related information with prospective RFQ respondents as an addendum. Notwithstanding the outcome of this study, the City remains committed to working with the development partner and community stakeholders to create community space consistent with the original vision. Fundamental to the original vision were the following features:

- **Community Meeting Room and Storm Shelter:** Meeting space with kitchen facilities for civic and community events that also serves as a storm shelter for up to 400 people. The storm shelter would address a major public safety goal of the Bristol Park Neighborhood Plan, to primarily provide storm protection for residents of the Shadowwood Mobile Home Park that borders Bristol Place on its northern edge, while also providing shelter protection to the entire Bristol Park neighborhood.
- **Neighborhood Resource and Public Computing Center:** Office facilities providing seamless access to economic empowerment services for families, youth and individuals residing in Bristol Park and surrounding neighborhoods, through strategic community partnerships.

The Bristol Place neighborhood was one of the targeted neighborhoods for the installation of big broadband infrastructure as part of the community's UC2B initiative to provide residents access to high-speed internet services. With broadband infrastructure in place and plans for complimentary services, the vision for the community facility also included a small public computing center.

The vision for community facilities in the area coincides with the human development goal of the Bristol Park Neighborhood Plan. If Bristol Place is not the site chosen for Fire Station No. 3, the City anticipates working with the development partner to identify appropriate space within the redevelopment area for a community facility. In addition to the site envisioned for the Fire Station, another possibility could include the Institutional Flex Space identified along Market Street in the Bristol Place Master Plan. The City, community and development partner could also attain consensus on an option for incorporating community facility space into a multifamily or a stand-alone building within the redevelopment area.

**E. Park and Open Space:** The Bristol Place Master Plan anticipates expansion of park space from one acre to 3.5 acres. Input from Bristol Park families and youth indicated a desire for more active park space. The one-acre park is currently located on the City-owned land where Boneyard Creek North Branch Improvements will occur. While park-like amenities are expected, the City and Champaign Park District ("Park District") have delayed planning for any active park amenities in this area until selection of the development partner. The Steering Committee is uncertain about whether the current location of the active park is appropriate for the redeveloped community.

The Steering Committee has suggested that programming active-park amenities at the nearby Human Kinetics Park should be a consideration and that the area where Boneyard Creek improvements are expected might be best suited for passive park space. Human Kinetics Park is northeast of Bristol Place on the west side of Market Street, in walking distance from Bristol Place. The park is approximately 9 acres and features two soccer fields, a full basketball court, a volleyball court and an open football field. Human Kinetics Publishers, Inc. owns the land and

has a long-term lease with the Park District extending through 2027. The City expects to work with the development partner, Park District and Steering Committee to determine the appropriate location for active park space as part of the master planning process.

**F. Commercial Redevelopment:** The Bristol Place redevelopment presents an opportunity to study the best use of the vacant, commercial property immediately south of the Bristol Place subdivision along Bradley Avenue, between Market Street and the railroad tracks. Studying this property for future use is an objective of the Beardsley Park Neighborhood Plan. The City would like to explore feasible redevelopment possibilities for this site that could occur synergistically with the Bristol Place redevelopment.

### **3.3 Financing**

**A. General Requirements:** The development partner shall secure all financial commitments necessary for any soft and hard costs to successfully complete the redevelopment. In so doing, the development partner shall obtain and leverage private equity and debt financing and structure public financing in a timely and cost effective manner, including preparation of all necessary financing applications.

**B. Mixed-finance Plan:** The development partner shall produce a mixed-finance plan corresponding with the approved master development plan. Financing sources may include a combination of Low Income Tax Credit (LIHTC) and Private Activity Bond financing and any other housing and community development financing sources, such as but not limited to Choice Neighborhoods grants, Federal Home Loan Bank (FHLB) and Community Development Financial Institution (CDFI) Bond Guarantee funding, New Market Tax Credits (NMTC) equity investments and philanthropic dollars. The development partner shall not in any event rely exclusively on LIHTC financing for rental housing. Doing so restricts the market of people who can reside in the units developed; and therefore, limits the creation of a truly mixed-income community. The City and HACC encourages the development of profitable market rate units as a means of maximizing the creation of affordable units.

**C. Maximum Leverage of Resources:** The development partner shall work independently and cooperatively with the City and/or HACC to pursue all reasonable sources of financing and partnerships deemed advantageous for the master development plan.

**D. HACC and City Rental Housing Investments:** The HACC may provide an allocation of Project Based Vouchers (PBVs) in accordance with the approved master development plan and based on its local PBV Implementation Plan developed under its MTW authority. The HACC expects a return on any investment of its dollars in the redevelopment, which it will reinvest in projects to benefit public housing residents. The City has invested substantially in the acquisition of real estate and clearance of structures to prepare the site for redevelopment, and seeks a return on its investment to maximize use of its community development resources. It is expected that the development partner will work with the HACC and City to create an ownership structure for rental housing phases of the development that includes an affiliate non-profit organization of which the HACC and City may be a part, as an equity partner that shares proportionately in the development fees and cash flow from operating profits.

The City and HACC will allow for maximum flexibility in the structuring of its relationship with the development partner. The percent ownership retained by the City and HACC shall be approved with the master development agreement.

**E. Public Facilities and Commercial Real Estate Investments:** The City expects to explore the feasibility of partnerships with the master developer and a local CDFI certified Community Development Entity (CDE) for any public facility and/or commercial development possibilities. In the absence of a local CDE, the City expects to work with the development partner and an affiliate CDE to facilitate equity investments in public and/or commercial facilities related to the master development plan and agreement, or amendments thereto.

### **3.4 Land Disposition**

The City and HACC expect to use long-term ground lease agreements for the rental housing development phases. Short-term use agreements will enable the development of single-family housing until converted to fee simple ownership upon sale. Specific disposition agreements for any parcel of land relating to this redevelopment, including any commercial, public or institutional uses, shall be approved with the master development plan and agreement, or related amendments thereto.

### **3.5 Long-term Affordability of Rental Housing**

In conjunction with the City and HACC, the development partner shall devise a means to ensure the long-term affordability of rental units designated for low- to moderate-income persons. Specific terms of the preferred means shall be approved with the master development agreement.

### **3.6 Property Management**

**A. Multifamily Rental:** Development teams under consideration in response to this RFQ shall have a highly qualified, professional rental property management firm with a track record of providing excellent rental property management services, including marketing and lease-up of rental units. The affiliated firm shall have a track record of effectively administering sound tenant selection policies that comply with local, state and federal fair housing laws. The City and HACC expect that Bristol Place residents relocated as a result of the redevelopment will have the first right to apply for residency in the new community.

The development partner and affiliated firm shall have a positive track record of ongoing and long-term maintenance of buildings and grounds in compliance with local codes and minimizing criminal or other environmental nuisances on properties they own and manage. Above all other requirements, the City finds added value in master developers and affiliated firms with a positive track record of promoting resident engagement within and outside of the rental communities.

**B. For-sale Home Ownership:** Development teams responding to this RFQ shall reflect the appropriate professional expertise, track record and capacity to effectively manage the sale of homes that may be developed as part of the master development plan. The development partner shall have the capability of creating, managing and transitioning a homeowners' association (HOA) to the owners once the sale of homes reaches the threshold for that

transition. The development partner shall have a positive track record in establishing HOA subdivisions.

### **3.7 Community Engagement**

**A. Redevelopment Process:** The City expects the development partner to interact regularly with the Steering Committee to effectively engage residents and stakeholders in the redevelopment process, from master planning through construction. The City requires a public process to approve redevelopment plans, including public hearings with the City's Plan Commission and approval by City Council for a planned development and rezoning cases that may be required. Accordingly, the development partner shall be capable of developing a community engagement plan and integrating it with the goals of the Steering Committee. Engagement activities could include neighborhood meetings, key stakeholder interviews, focus groups, planning charrettes, community forums and distribution of printed materials, etc. Attending City Council, HACC Board and other governmental agency board meetings as deemed necessary to carry out the goals of the redevelopment is also an expectation of the development partner.

**B. Post-redevelopment:** Once construction is complete, the City expects the development partner to maintain a positive relationship with the community through sustained community engagement and by remaining accessible and willing to work with community members and leaders on matters concerning the redeveloped community. The City seeks a partnership with a master developer who has an excellent track record with post-redevelopment community engagement.

### **3.8 Community Benefits**

**A. Section 3 Requirements:** The development partner shall develop a strategy in coordination with the City and HACC for fostering Section 3 employment, training and contracting opportunities throughout the redevelopment process that are consistent with the requirements of Section 3 of the Housing and Urban Development Act of 1968. The development partner must have a positive track record of accomplishing Section 3 goals.

**B. Local Contractor Collaboration:** The City expects the development partner to make good-faith efforts to engage local contractors in the re-development project, regardless of Section 3 status. The City recognizes that engagement of non-Section 3 contractors can complement Section 3 goals related to providing employment and training opportunities for Section 3 persons. The development partner shall have a positive track record of working with local contractors on development projects.

**C. Inclusion of Minority and Women Business Enterprises:** The City has a goal of promoting contracting opportunities for minority and women business enterprises. Accordingly, the City expects the development partner to make good-faith efforts to engage minority and women contractors in the redevelopment project, with an emphasis on local participation where possible. The development partner shall have a positive track record with inclusion of minority and women business enterprises.

**D. Community Development Capacity-Building:** The City wants to generate residual returns on its substantial investment in the comprehensive redevelopment of Bristol Place. To that end, the City aspires to create or expand local initiatives as a byproduct of the redevelopment, to systematically strengthen community reinvestment in Champaign for the long-term. Growing the capacity of a local CDFI as a generator of flexible capital and community partnerships for sustained investments in low- to moderate-income neighborhoods is an example. A partnership to create a program similar to “YouthBuild” that offers job training and career opportunities for youth is another example. The City would like to explore with the development partner and relevant community stakeholders the feasibility of these ideas and others that may become relevant during the redevelopment process. Development teams with prior experience in helping to initiate human-capital and community-economic development programs as part of a major or comprehensive redevelopment project are highly desirable.

### **3.9 City Role**

**A. Project and Contract Oversight:** The City will ensure compliance with any contract terms as required by the City and/or HUD Office of Community Planning and Development (CPD) requirements. The City will be responsible for coordination among the City, HACC, HUD, other governmental agencies as the case may be and the development partner in the redevelopment of Bristol Place, from pre-development planning through construction.

**B. Land Assembly and Disposition:** The City will coordinate land assembly and disposition for all phases of the master development.

**C. Community Engagement Facilitation:** The City will facilitate coordination between the development partner, Steering Committee and Neighborhood Services Advisory Board as a means of engaging the community in the development process through construction.

**D. HUD-CPD Contact:** The City will be the point of contact and coordination for all communication and business transactions with HUD-CPD.

### **3.10 HACC Role**

**A. Development and Limited Equity Partner:** The HACC expects to participate in the ownership structure of rental housing phases of the redevelopment through an affiliate non-profit organization. This arrangement would allow the HACC to obtain a return on any investments of its MTW funding. The affiliate non-profit organization may include the City as a partner, allowing both agencies to obtain proportionate returns on their public investments.

**B. Contract Compliance:** The HACC will ensure compliance with any contract terms as required by HACC and/or HUD Office of Public and Indian Housing (PIH) requirements relating to the use of its funds toward any activities associated with the redevelopment.

**C. Long-term Affordability:** The HACC will be responsible for ensuring long-term affordability of rental housing constructed as part of the redevelopment. The means for doing this shall be determined in the master development agreement. A long-term ground lease for the rental housing phases is one means to ensure long-term affordability.

**D. HUD-PIH Contact:** The HACCC will be the point of contact and coordination for all communication and business transactions with HUD-PIH.

## **PART IV: STATEMENT OF QUALIFICATIONS (SOQ)**

### **4.1 Content Requirements**

Following are content requirements for statements of qualifications in response to this RFQ. Respondents must follow the requirements to ensure that responses are complete, include essential information and can be evaluated fairly and efficiently. Responses shall include the following sections in the order outlined below.

**A. Letter of Interest:** The letter must list the development team members and identify the primary contact person and provide relevant contact information, including the phone number, facsimile number and email address. Briefly describe why the proposed development team is qualified to perform the services outlined in this RFQ. An authorized principal of the Master Developer's firm must sign the letter and include a statement that the SOQ will remain valid for at least 120 days from the submittal due date.

**B. Development Team Description:** Provide general information on the Master Developer and development team, including without limitation, the following:

- Contact person, title, telephone/facsimile numbers and email addresses;
- Name of Master Developer, main address, phone/facsimile numbers and email addresses;
- Address, phone and facsimile numbers of office from which services will be provided, if different from above;
- Description of the firm size, number of employees and information on your firm's workforce diversity and Affirmative Action policies;
- Summary of all pipeline developments, including type, location, schedule and dollar value;
- Proposed role of the Master Developer on the development team;
- Identify the person who will serve as project manager for the development team and who will direct and coordinate development activities through completion. Describe the project manager's prior experience with developments of a similar scope and size;
- Provide an organizational chart of the development team. All entities comprising the development team shall be identified, indicating their areas of expertise and intended contribution to the team; and
- Provide a description of the development team's prior experience working together. Include examples of the team's prior experience with developments of similar scope and size.

**C. Master Developer Profile:** Provide an overview of the Master Developer's experience in the planning, construction and management of neighborhood developments of a similar scope and size. Please include the following information and list neighborhood developments in chronological order. List all LEED-ND examples. If a minimum of three LEED-ND examples

are not available, submit up to three successfully completed sustainable developments containing mixed-income and/or mixed-use housing neighborhoods.

- For each neighborhood, identify the following:
  - Location, number, type and mix of units and income groups served;
  - Financing sources, amounts, lenders and investors;
  - Development timeline from master planning through lease-up;
  - Development, operating and maintenance costs and current financial performance;
  - Property management firms (attach copies of tenant selection policies) and indicate if there is an active tenant association;
  - Provide names and contact information for any public sector and nonprofit partners; and
  - Acknowledge any past or pending claims, litigation, judgments or enforcement actions and non-compliance with financial criteria relating to construction or operation of the site.
- Provide examples of previous neighborhood developments indicating the Master Developer's experience with successful new construction of single-family homeownership residences, including any that are mixed-income. Please indicate if any of these communities include homeowner associations.
- Provide examples of Master Developer's experience with successful mixed-use neighborhood developments, consisting of commercial development and/or the development of community facilities.
- Provide profiles of key personnel, including the Project Manager, expected to be involved in the redevelopment. Indicate the roles of key personnel in the redevelopment effort and their previous experience with similar redevelopment initiatives.
- Attach the last three fiscal years of audited or Certified Public Accountant (CPA) prepared financial statements (income statement and balance sheet) for each Master Developer team member expected to provide any guarantees for the development or operation of the site. Submit one bank reference for the Master Developer.
- Provide five references from among the following:
  - Construction and permanent lenders;
  - General contractor on a comparable development;
  - Public Housing Authority and Local Government agency (if any) that has worked with the Master Developer on a specific development project; and/or
  - LIHTC and/or NMTC limited partner investor.

**D. Team Member Profiles:**

- For team members not directly employed by the Master Developer, provide a narrative overview of their experience as it relates to their anticipated role in the redevelopment.
- Provide resumes for all key personnel of each member-firm of the development team, including all requisite certifications in order to perform the work of this RFQ.
- Provide three references from among the entities requested of the Master Developer above.

**E. Technical Response:** Respondents shall conduct a pre-feasibility analysis of the Bristol Place Master Plan and formulate preliminary recommendations for a final master development plan. Respondents shall consider in its analysis the potential integration of nearby commercial redevelopment opportunities. Respondents should emphasize attention on the City-owned vacant land immediately south of Bristol Place. The City and Steering Committee also invites consideration of feasible possibilities for including commercial uses within the Bristol Place redevelopment. Responses must also include the Master Developer's approach to the following:

- **Neighborhood Development:** Describe the approach to the design and development of a neighborhood with public infrastructure that can be LEED-ND certified.
- **Budget and Financing:** Estimate a budget for entire project, broken down into pre-development and development costs. Describe the mixed-finance plan expected to support the proposed project.
- **Project Timing and Phasing:** Describe the proposed project schedule and phases. Include a specific schedule for pre-development planning, development phases and construction.
- **Community Engagement:** Describe the proposed approach for working with the Steering Committee to engage residents and stakeholders in the neighborhood development project.

**Community Benefits:** At a minimum, describe the proposed approach to meeting Section 3 requirements and attempting to realize the City's goal of engaging local and MBE/WBE contractors. Any creative, feasible ideas for producing residual community development benefits, as outlined in Section 3.8 D of this RFQ are also welcome.

- **Long-term Affordability:** Described the proposed means for preserving long-term affordability of the rental units.
- **Business Terms:** Describe the Master Developer's expectations for the public-private partnership with the City and HACC. Discuss any project development investment expectations of the City and/or HACC. Proportionately, provide recommendations for an ownership structure in the rental phases of the project that allows the City and HACC, through an affiliate organization, to realize a return on their investments.

This response interprets the community's vision for the Bristol Place redevelopment from the Master Developer's perspective and offers insights on potential commercial development opportunities in the area. Above all, it provides an indication of how the Master Developer expects to approach the redevelopment and partnership with the City and HACC if selected. The City recognizes that respondents must rely on reasonable assumptions given available information at this stage. Accordingly, respondents should acknowledge any assumptions, when necessary, to ensure clarity of intent concerning the technical response.

## **4.2 Submittal Instructions**

Respondents shall submit one bounded and one unbounded, original hard copy of their SOQ, including attachments, in an 8.5" x 11" report format, and one electronic copy on a flash drive, enclosed together in a postal envelope or box. Responses are due by 4:00 p.m. CDT on Wednesday, June 22, 2016 and shall be mailed to the address below.

City of Champaign  
Neighborhood Services Department  
Attention: Kevin J. Jackson, Director  
102 North Neil Street  
Champaign, IL 61820

The City will consider late responses sent by overnight delivery service timely if they are date-stamped at the appropriate time, and should have, according to the policy of the overnight delivery service, permitted delivery on time as prescribed in this RFQ. The burden of proof for timely filing of an SOQ response by overnight delivery shall rest upon the submitting entity.

## **4.3 Master Developer Questions**

Respondents shall direct all questions regarding this RFQ to Kevin J. Jackson, Neighborhood Services Director, in writing via email at [kevin.jackson@ci.champaign.il.us](mailto:kevin.jackson@ci.champaign.il.us). Responses to inquiries will occur in writing only via email to all prospective RFQ respondents. The deadline for submitting questions is June 7, 2016. Prospective respondents are development firms that have downloaded the RFQ from the City's website. Respondents shall not contact staff of the City and HACC, other than as permitted in this paragraph, and shall also refrain from contacting any members of the HACC Board, City Council, City boards and commissions and Steering Committee regarding this RFQ. Failure to comply with this direction may result in rejection of RFQ responses.

## **4.4 RFQ Addenda**

The City will issue addenda for any amendments to the RFQ. Notice of the addenda shall be given to anyone who has downloaded the RFQ and will be posted on the City's website. Responses to this RFQ must acknowledge receipt of any addenda published by the City.

## **PART V: MASTER DEVELOPER SELECTION**

### **5.1 Evaluation Process**

**A. SOQ Evaluation:** Evaluation of responses to this RFQ will occur in two phases. In the first phase, an evaluation committee, consisting of City and HACC staff and members of the Steering Committee, will review qualification statements for compliance with content requirements and the degree to which they satisfy evaluation criteria outlined in Section 5.3. Based on findings from phase one, the committee will determine which firms qualify for the second phase. Phase two will consist of interviews with a short-list of competitive firms. A due-diligence review will be conducted on competitive firms advancing to the second phase. The committee will determine in this phase which firm is most qualified to recommend for contract award to the HACC Board and City Council.

**B. Contract Award:** City and HACC staff will seek direction from the HACC Board and City Council to begin negotiating a pre-development services agreement with the preferred master developer for a period not exceeding 30 days and establishing the preferred master developer as the developer of record until formal approval of an agreement.

The City expects the master developer to attend these meetings to assist with answering any questions from the HACC Board and City Council. After successfully negotiating the terms of a pre-development services agreement, HACC Board and City Council approval of the agreement is the next step. The approved agreement will establish the contract and scope of work for pre-development planning activities leading to the completion of a final master development plan. The HACC Board and City Council will approve the master development plan and agreement.

### **5.2 Evaluation Schedule**

RFQ Availability	April 15, 2016
Pre-SOQ Submittal Conference	May 9, 2016 @ 10 a.m. CDT
Final Written Questions	June 7, 2016
RFQ Responses Due	June 22, 2016 by 4 p.m. CDT
Steering Committee Review	June 23 – June 28, 2016
Notice to Interview Short List	June 29, 2016
Short List Interviews	July 21, 2016
HACC Board/City Council Study Sessions	August 9, 2016
Begin Contract Negotiations	August 10, 2016
HACC Board Approval of Pre-Development Services Agreement	September 22, 2016
City Council Approval of Pre-Development Services Agreement	October 4, 2016

### 5.3 Evaluation Criteria

Respondents shall be evaluated on the degree of success or evidence of the following:

<b>A. Relevant Experience</b>	<b>20 points</b>
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Master development with LEED-ND, mixed-use neighborhood development, affordable housing, public-private partnerships, public infrastructure, mixed-finance and long-term affordability

<b>B. Quality of Experience</b>	<b>20 points</b>
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Contract performance, property management, community engagement, community benefits implementation and seamless project coordination

<b>C. Financial Capability</b>	<b>25 points</b>
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Financial stability, accessing and managing development capital, project guarantees and current portfolio performance

<b>D. Development Team Qualifications</b>	<b>20 points</b>
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Development team reflects the requisite disciplines, expertise, experience and certifications for the planning, development and operation of neighborhood development of a similar scope and size and demonstrates cohesion evident in prior experiences working together

<b>E. Technical Response</b>	<b>15 points</b>
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Compatibility of response with community vision; proposed approach to project timing and phasing, mixed-financing, long-term affordability, community engagement, community benefits and to the public-private partnership; and expectations for City and HACC assistance

### **PART VI: GENERAL CONDITIONS**

A contract shall be negotiated and awarded in accordance with the terms and conditions of this RFQ. The City prefers to select one master developer to achieve the objectives of the Bristol Place redevelopment; however, the City reserves the right to negotiate and award any element of this RFQ separately if needed to achieve said objectives.

**A. Cost of RFQ Response:** All expenses associated with responding to this RFQ shall be borne by the respondent.

**B. Acceptance of RFQ Response:** The City reserves the right to waive technicalities or to accept or reject any or all responses or combination of responses. The RFQ response, or parts thereof as selected by the City, shall become contractually binding exhibits to the contract with the selected development partner, to the extent they comply with this RFQ.

**C. Withdrawal of RFQ Response:** All RFQ responses shall be irrevocable for a period of 120 days after the due date and cannot be withdrawn during this period. Any RFQ response can be withdrawn before the due date. After 120 days have elapsed after the due date, a response may be withdrawn if it has not been selected prior to the request to withdraw. A request to withdraw must be in writing.

**D. RFQ Modifications:** The City reserves the right to amend, supplement or terminate this RFQ without prior notice.

**E. Communication:** During the RFQ process, all communication shall be coordinated through the designated City staff contact identified in Section 4.2 of this RFQ. Communication shall be in writing only, except during the scheduled pre-SOQ submittal conference. Noncompliance with this direction may be cause for disqualification from the RFQ process.

**F. Conflict of Interest and Non-Collusion:** In response to this RFQ, development teams affirm they have not failed to declare any business relationships that could constitute a conflict of interest nor engaged in any acts of collusion that have the effect of restricting or eliminating fair competition according to law.

**G. Rights to Submitted Materials:** All content and related correspondence of the RFQ response shall become the property of the City when received and shall not be returned to the respondent. The City reserves the right to use response content or any ideas therein. Selection or rejection of any response does not affect this right.

**H. Public Records and Requests for Confidential Treatment:** After the due date, RFQ responses are open to the public under the Illinois Freedom of Information Act ("FOIA") (5 ILCS 140) unless you request that the City treat certain information as exempt. A request for confidential treatment will not supersede the City's legal obligations under FOIA. The City will not honor requests to exempt entire responses, and it shall be the responsibility of the respondent to show specific grounds under FOIA for exempt treatment. Regardless of any exemptions pursuant to FOIA, the City shall disclose the successful respondent's name and the substance of the SOQ.

If an exemption is requested, the respondent must submit an additional version of the SOQ with such exempt information deleted. This version must state the general nature of the material redacted. The respondent shall be responsible for any costs associated with the City's defense of the request for exempt treatment. Respondents agree to allow the City to facilitate evaluation or to respond to requests for public records. Respondents also warrant that the duplication of the SOQ pursuant to a public records request will not violate the rights of any third party.

**I. Equal Opportunity in Procurement:** Development firms owned by women, minorities and persons with disabilities are encouraged to submit RFQ responses or join others in doing so.

**J. Site Visits:** The City reserves the right to visit any of the facilities referenced in RFQ responses to observe operations of such facilities.

**K. Compliance with Laws, Regulations and Policies:** The development team shall be aware of and comply with all applicable federal, state and local laws, regulations and policies, including

but not limited to Section 3 requirements, Davis-Bacon and Illinois prevailing wage requirements, HUD requirements, the City's Human Rights and Purchasing ordinances, and any HACC requirements.

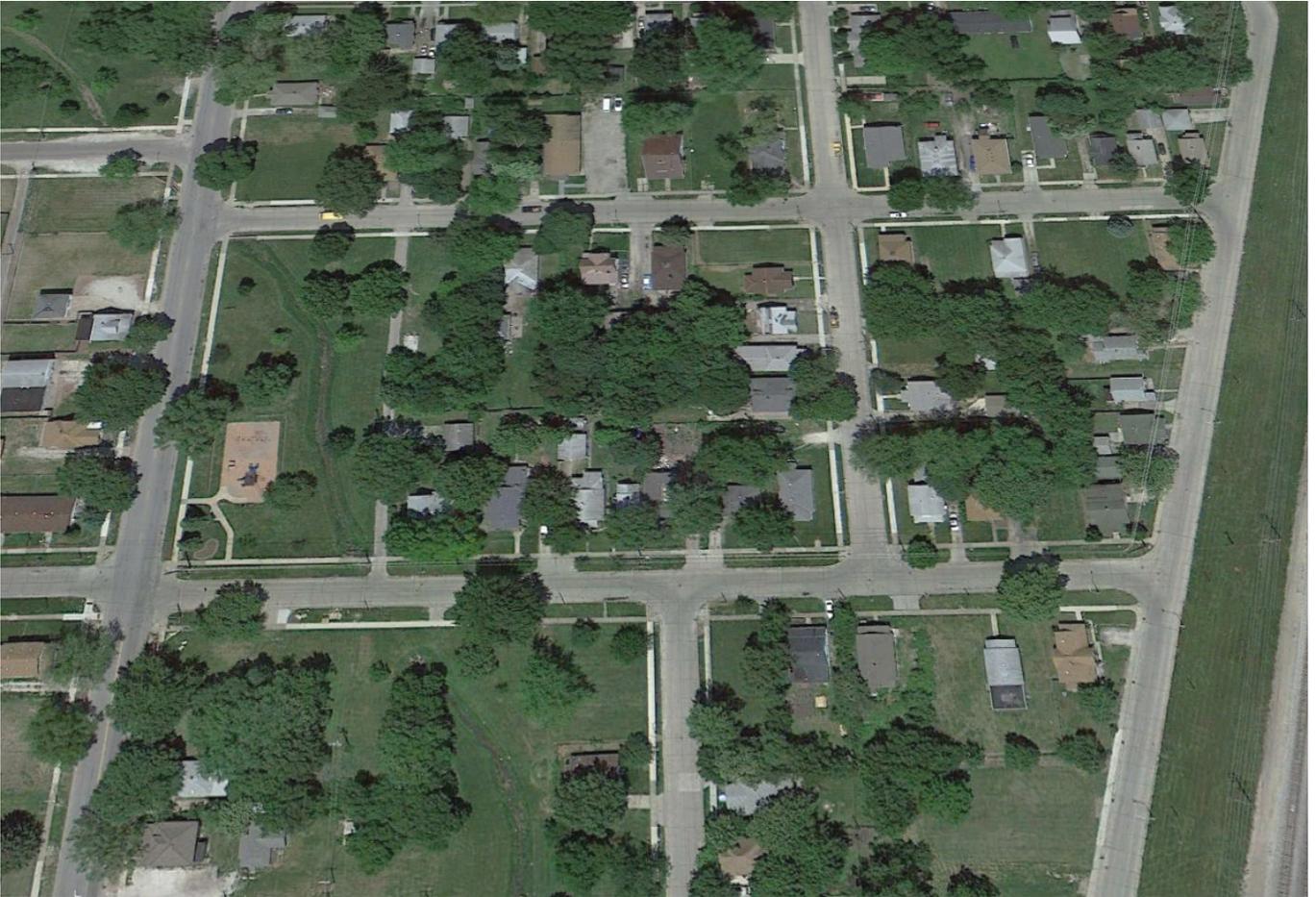
Pursuant to the City's Equal Opportunity in Purchasing Ordinance, the approved respondent must have on file a Certificate of Approval or an Affirmative Action Form plus an approved Affirmative Action Plan before being selected. Inquiries concerning this requirement may be directed to the Community Relations Office, 102 N. Neil Street, Champaign, Illinois 61820, or by telephone at (217) 403-8830.

The selected respondent must complete a Disclosure Affidavit and Dual Representation Affidavit, copies of which are attached to this RFQ.

**L. Insurance and Project Guarantees:** The successful development team must demonstrate the capability to comply with applicable insurance, performance bond and project completion and financial guarantee requirements that may be necessary and required by the City and HACC to execute the project.

**M. Qualified Development Team:** Prior to execution of a contract, the successful respondent shall certify that any joint ventures, partnerships, team agreements, new corporations or other entities can legally do business in Illinois. The development team personnel identified in the accepted SOQ shall be the same development team personnel under contract with the City and HACC. The City and HACC must approve in writing any changes to the pre-qualified and contracted development team personnel.

# BRISTOL PLACE MASTER PLAN



Prepared for the City of Champaign

# TABLE of CONTENTS

- 1 Bristol Place Master Plan Introduction**
- 2 Current Aerial**
- 3 Master Plan**
- 6 Building Types**
- 7 Dimensional Plan**
- 8 LEED-ND Scorecard**

# BRISTOL PLACE MASTER PLAN INTRODUCTION

## Project Background

The Bristol Place Master Plan is the result of a multi-year planning process for the Bristol Park area, which is made up of three neighborhoods— Garwood, Shadowwood, and Bristol Place. The process began with an existing conditions report and the Bristol Park Neighborhood Plan, drafted and adopted between 2008-2012.

These planning efforts found housing values in the Bristol Place neighborhood to be well below the City's mean housing price and much of the building stock functionally obsolete and in poor condition. This combination of factors raised serious concerns about the future viability of the neighborhood. Currently, equity for improving homes is almost nonexistent, and neighborhood landlords are unable or unwilling to invest further due to the poor return on investment. Recent infill development efforts have not increased the value of surrounding properties nor reversed the decline of the neighborhood.

As a result of these conditions, the Bristol Park Neighborhood Plan calls for the acquisition and demolition of all parcels within the Bristol Place portion of the neighborhood. It is expected that acquisition, relocation of residents, and clearance of the Bristol Place area will be complete by July 2017.

A developer will be selected to redevelop the area with a mix of affordable housing types and with a design consistent with this master plan that achieves LEED-ND goals. Recruitment of a developer will begin in late 2014, with construction expected to begin by 2017.

## Bristol Place Master Plan

The Bristol Place Master Plan was an eight-month planning and design effort, building off the work completed in neighborhood plan. Working with a steering committee and the community, the result is a complete Bristol Place neighborhood that is affordable, connected, and safe for residents.

### An Expanded Bristol Park & Improved Boneyard Creek

The Bristol Place Master Plan features an expanded Bristol Park and recognizes the future improvements to the Boneyard Creek to be an amenity to the neighborhood. Growing in size from one acre to 3.5 acres, the added park space will increase stormwater infiltration and flood protection, as well as adding more open space in the neighborhood. New Bristol Park plans and programming are still in development by the City and the Champaign Park District. The design for the beautification of the Boneyard Creek will occur over the next two years with construction to occur along with the redevelopment of the neighborhood.

### Streets

Existing streets were retained in the Master Plan, with the addition of a new curvilinear street along what will be the new edge of the

expanded Bristol Park. A new boulevard design along Clock Street adds attractive landscaping and additional room for angled on-street parking. The design also includes two new shorter public streets to create smaller blocks on the east side of the neighborhood. Alleys have been added to all blocks throughout the neighborhood for rear access to buildings. By providing alleys, homes are able to face the street without the consistent interruption of driveways thus providing a much more attractive and pedestrian-oriented neighborhood.

### Homeownership Opportunities

A concern highlighted through outreach was the retention of homeownership units in the new Bristol Place. The Master Plan includes single family detached units envisioned for homeownership with desirable locations along the larger Bristol Park area, replacing the number of previously owner-occupied units in the neighborhood.

### Senior Multi-Family Residential

A central feature of the master plan is are two three-story senior multifamily buildings in the center of the site. This facility would serve a need for affordable senior housing in the area, offering close access for seniors to the public transportation along Market Street.

### Fire Station/Storm Shelter/Community Center

Anchoring the northwest side of the site is a future 10,000 square foot City of Champaign fire station. This fire station would be a relocation of the existing Fire Station No. 3 in the City of Champaign. The facility would also include a storm shelter facility to serve residents of the area. The Master Plan illustrates a 5,000 square foot community space as part of this facility. Plans for this space are still preliminary and under consideration.

### LEED-ND

The Master Plan has been designed to achieve LEED-ND standards. This includes elements that already existed such as a connected street network, transit access, school proximity, and jobs proximity. Other elements, like transit-supported density, residential affordability, and building type diversity were specifically targeted to meet the standards. Additional elements, such as green building strategies, will be addressed with a final development plan. See page 11 for a full LEED-ND review.

## Redevelopment Implementation

The Bristol Place Master Plan, based on existing affordable housing types and other metrics, will be a guiding document for the final neighborhood redevelopment. The City will use this plan to solicit developers who will ultimately build the final development based on current market conditions, economic feasibility, and their development expertise.

# BRISTOL PLACE CURRENT AERIAL





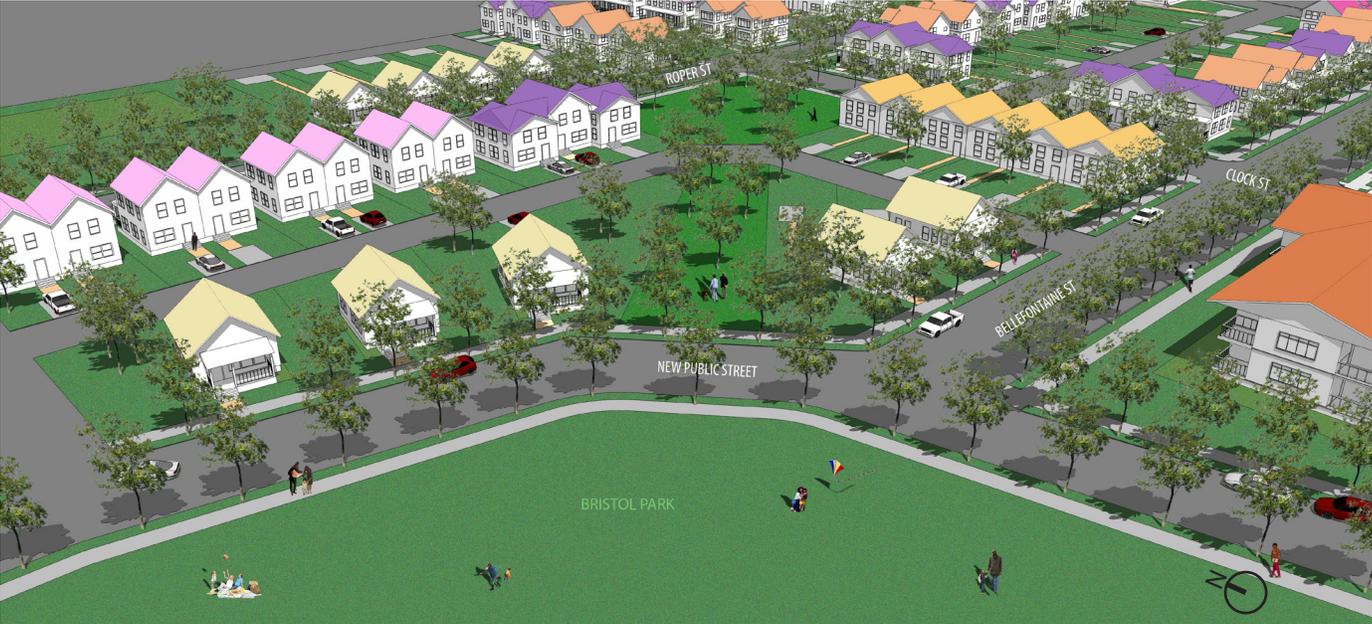
# BRISTOL PLACE MASTER PLAN

UNIT TYPE	UNIT SQ. FT.	BDRMS	UNITS	PARKING/UNIT	TYP. LOT WIDTH
<b>Detached Single Family</b> (1 & 2 Stories)	875-1,750	2-3	17	1 Off Street, 1 Street	35'-42'
<b>Townhome</b> (2-Story)	1,750	3	47	1 Off Street, 1 Street	20'
<b>Stacked 2-Family</b>	875	2	32	1 Off Street, 1 Street	35'-40'
<b>Side-by-Side 2-Family</b>	1,750	3	20	1 Off Street, 1 Street	35'-40'
<b>Large, Side-by-Side 2-Family</b> (1-4 BR Unit & 1-3 BR Unit)	1,750-2,200	3-4	8	3BR: 1 Off Street, 1 Street 4BR: 2 Off Street, 1 Street	60'
<b>3-Family</b>	1,450	3	18	1 Off Street, 1 Street	35'-40'
<b>Senior Multifamily Buildings</b> (3-Stories)	33,300	1-2	51	12 Off Street, 36 Street	
<b>TOTAL</b>			<b>193</b>		

RIGHT-OF-WAY	WIDTH
<b>Garwood Street</b>	60'
<b>Bellefontaine Street</b>	52'
<b>New Public Street A- North</b> (to be named) (Market to Garwood)	50'
<b>New Public Street A- South</b> (to be named) (Garwood to Bradley)	52'
<b>New Public Street B</b> (to be named) (Clock to Chestnut)	45'
<b>New Public Street C</b> (to be named) (New Public Street A to Chestnut)	50'
<b>Roper Street</b>	50'
<b>Clock Street</b> (with median) (Roper to Garwood)	70'
<b>Chestnut Street</b>	42'
<b>Typical Alley</b>	20'

DENSITY	
Dwelling Units	193
Site Area	23 Acres
Density	8.4 DU/acre

# BRISTOL PLACE MASTER PLAN



View looking north east across Bristol Park.



View looking north up Clock Street at Garwood Street.

- Detached Single Family
- Townhome
- Stacked 2-Family
- Side-by-Side 2-Family
- Large, Side-by-Side 2-Family
- 3-Family
- Senior Multifamily

# BRISTOL PLACE BUILDING TYPES

**Detached Single Family**



**Townhome**



**Stacked Duplex**



**2-Family**



**Large 2-Family**  
(1-4 BR Unit & 1-3 BR Unit)



**3-Family**



**Senior Multifamily Buildings**





# BRISTOL PLACE MASTER PLAN

## LEED-ND SCORECARD

Yes	?	No				
21		3	<b>Smart Location and Linkage</b>			27 Points Possible

Y			Prereq 1	<b>Smart Location</b>	Required
Y			Prereq 2	<b>Imperiled Species and Ecological Communities</b>	Required
Y			Prereq 3	<b>Wetland and Water Body Conservation</b>	Required
Y			Prereq 4	<b>Agricultural Land Conservation</b>	Required
Y			Prereq 5	<b>Floodplain Avoidance</b>	Required
8			Credit 1	<b>Preferred Locations</b>	10
		1	Credit 2	<b>Brownfield Redevelopment</b>	2
7			Credit 3	<b>Locations with Reduced Automobile Dependence</b>	7
1			Credit 4	<b>Bicycle Network and Storage</b>	1
3			Credit 5	<b>Housing and Jobs Proximity</b>	3
1			Credit 6	<b>Steep Slope Protection</b>	1
1			Credit 7	<b>Site Design for Habitat or Wetland and Water Body Conservation</b>	1
		1	Credit 8	<b>Restoration of Habitat or Wetlands and Water Bodies</b>	1
		1	Credit 9	<b>Long-Term Conservation Management of Habitat or Wetlands and Water Bodies</b>	1

Yes	?	No				
9		1	<b>Neighborhood Pattern and Design</b>			44 Points Possible

Y			Prereq 1	<b>Walkable Streets</b>	Required
Y			Prereq 2	<b>Compact Development</b>	Required
Y			Prereq 3	<b>Connected and Open Community</b>	Required
			Credit 1	<b>Walkable Streets</b>	12
1			Credit 2	<b>Compact Development</b>	6
		1	Credit 3	<b>Mixed-Use Neighborhood Centers</b>	4
5			Credit 4	<b>Mixed-Income Diverse Communities</b>	7
			Credit 5	<b>Reduced Parking Footprint</b>	1
			Credit 6	<b>Street Network</b>	2
			Credit 7	<b>Transit Facilities</b>	1
			Credit 8	<b>Transportation Demand Management</b>	2
			Credit 9	<b>Access to Civic and Public Spaces</b>	1
			Credit 10	<b>Access to Recreation Facilities</b>	1
			Credit 11	<b>Visitability and Universal Design</b>	1
2			Credit 12	<b>Community Outreach and Involvement</b>	2
			Credit 13	<b>Local Food Production</b>	1
			Credit 14	<b>Tree-Lined and Shaded Streets</b>	2
1			Credit 15	<b>Neighborhood Schools</b>	1

Yes	?	No				
		1	<b>Green Infrastructure and Buildings</b>			29 Points Possible

Y			Prereq 1	<b>Certified Green Building</b>	Required
Y			Prereq 2	<b>Minimum Building Energy Efficiency</b>	Required
Y			Prereq 3	<b>Minimum Building Water Efficiency</b>	Required
Y			Prereq 4	<b>Construction Activity Pollution Prevention</b>	Required
			Credit 1	<b>Certified Green Buildings</b>	5
			Credit 2	<b>Building Energy Efficiency</b>	2
			Credit 3	<b>Building Water Efficiency</b>	1
			Credit 4	<b>Water-Efficient Landscaping</b>	1
			Credit 5	<b>Existing Building Use</b>	1
		1	Credit 6	<b>Historic Resource Preservation and Adaptive Reuse</b>	1
			Credit 7	<b>Minimized Site Disturbance in Design and Construction</b>	1
			Credit 8	<b>Stormwater Management</b>	4
			Credit 9	<b>Heat Island Reduction</b>	1
			Credit 10	<b>Solar Orientation</b>	1
			Credit 11	<b>On-Site Renewable Energy Sources</b>	3
			Credit 12	<b>District Heating and Cooling</b>	2
			Credit 13	<b>Infrastructure Energy Efficiency</b>	1
			Credit 14	<b>Wastewater Management</b>	2
			Credit 15	<b>Recycled Content in Infrastructure</b>	1
			Credit 16	<b>Solid Waste Management Infrastructure</b>	1
			Credit 17	<b>Light Pollution Reduction</b>	1

1			<b>Innovation and Design Process</b>			6 Points
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			Credit 1.1	<b>Innovation and Exemplary Performance:</b> Provide Specific Title	1
			Credit 1.2	<b>Innovation and Exemplary Performance:</b> Provide Specific Title	1
			Credit 1.3	<b>Innovation and Exemplary Performance:</b> Provide Specific Title	1
			Credit 1.4	<b>Innovation and Exemplary Performance:</b> Provide Specific Title	1
			Credit 1.5	<b>Innovation and Exemplary Performance:</b> Provide Specific Title	1
1			Credit 2	<b>LEED® Accredited Professional</b>	1

Yes	?	No				
2			<b>Regional Priority Credit</b>			4 Points

1			Credit 1.1	<b>Regional Priority Credit:</b> NPD c4: Mixed Income Diverse Communities	1
1			Credit 1.2	<b>Regional Priority Credit:</b> SLL c3: Reduced Auto Dependence	1
			Credit 1.3	<b>Regional Priority Credit:</b> Region Defined	1
			Credit 1.4	<b>Regional Priority Credit:</b> Region Defined	1

Yes	?	No				
33		5	<b>Project Totals (Certification estimates)</b>			110 Points

Certified: 40-49 points, Silver: 50-59 points, Gold: 60-79 points, Platinum: 80+ points

# BRISTOL PLACE MASTER PLAN

## LEED-ND SCORECARD

### Overall Scorecard

The Bristol Place site can presume at least 33 LEED-ND certification points based on existing conditions policies, and the master plan design. A large number of points are still available for quality urban design and green building practices, but require a more formal development plan and building engineering information to calculate. The following analysis outlines how each prerequisite and credit is met, organized by LEED-ND category. Credits that are incalculable at this time due to lack of information or future decision making are not included.

### LEED-ND Certification Thresholds

Certified	40-49 points
Silver	50-59 points
Gold	60-79 points
Platinum	80 points and above

### Smart Location & Linkage (21/27 points)

Smart Location & Linkage offers 27 possible points that are based primarily on the location of the site. Many do not require any development actions. The previously developed, transit-served location of the Bristol Place site is ideal to meet many of these credits with low development investment.

### Prerequisites

These prerequisites are based on the characteristics of the site's location. Some the site meets unconditionally; some require official confirmation from state agencies.

#### **SLL P1- Smart Location. Meets**

Site is an infill location with existing water and wastewater infrastructure.

#### **SLL P2- Imperiled Species Conservation. Likely Meets**

Confirmation needed from Illinois Department of Natural Resources to document that no imperiled species or ecological communities exist on the site.

#### **SLL P3- Wetland & Water Body Conservation. Meets**

Site is previously developed, so no buffers are required around water bodies. National Flood Insurance Program requirements will apply for development within the 100-year flood plain of the Boneyard Creek per SLL P5: Flood Plain Avoidance.

#### **SLL P4- Agricultural Land Conservation. Meets**

Site is not within a state or locally designated agricultural preservation district, and the site is an infill site.

#### **SLL P5- Flood Plain Avoidance. Meets**

Site is previously developed, so no buffers are required around flood plain areas. Development must comply with National Flood Insurance Program requirements if building within the 100-year flood plain of the Boneyard Creek.

## Credits

### **SLL C1: Preferred Locations. (8/10 points)**

Points awarded for:

- a) Infill Site that is also a previously developed site (5 points)
- b) Designated high priority location with affordable housing. Bristol place is Census Tract 7.00, which is a HUD Qualified Census Tract. (3 points)

### **SLL C2: Brownfield Redevelopment. (0/1 point)**

Site is not a brownfield. Ineligible.

### **SLL C3: Reduced Auto Dependence. (7/7 points)**

Transit Served Location. The location of four bus stops northbound and southbound along Market Street and frequency of service of the Yellow Route bus– 84 weekday trips and 74 weekend trips, meet thresholds of over 320 weekday trips and 200 weekend trips for residences that are within a 1/4 mile walk distance of the stops.

This level of transit service triggers a density requirement of 12 dwelling units/acre of buildable land per NPD Prerequisite 2: Compact Development.

### **SLL C4: Bicycle Network & Storage. (1/1 point)**

The site is located on an existing bicycle network of 5 continuous miles. This credit will likely be met if the chosen developer provides secure, enclosed bicycle storage spaces in any new multifamily buildings for 30% of the planned occupancy.

### **SLL C5: Housing & Jobs Proximity. (3/3 points)**

Projects with affordable residential component: project's geographic center is within a 1/2 mile walk of existing, full-time jobs equal to or greater than the number of dwelling units.

Assuming 188 dwelling units as the minimum, this requires 188 full time jobs within a 1/2 mile. Herff Jones and Human Kinetics Publishing easily meet this threshold of full-time positions.

### **SLL C6: Steep Slope Protection. (1/1 point)**

This credit assumes that the project will pledge not to disturb slopes greater than 15%.

### **SLL C7: Site Design for Habitat or Wetland & Water Body Conservation. (1/1 point)**

This credit assumes the site has no significant habitat.

### **SLL C8: Restoration of Habitat or Wetlands & Water Bodies. (0/1 point)**

This credit assumes that there will be no restoration of wetlands or water bodies to pre-development condition.

### **SLL C9: Long Term Conservation Management of Habitat or Wetlands & Water Bodies. (0/1 point)**

This credit assumes that there will be no long term conservation management of wetlands or water bodies.

# BRISTOL PLACE MASTER PLAN

## LEED-ND SCORECARD

### Neighborhood Pattern & Design (8/44)

The Neighborhood Pattern & Design section offers the most possible points. These points are harder to anticipate without a having a final master plan or building designs. Using the existing pattern of urban development that exists at and around the site as a barometer for the new development, it is possible for Bristol Place to earn a large portion of points in this section. Affordability is large point-earner here, giving Bristol Place automatic access to up to 8 points.

#### Prerequisites

To ensure these prerequisites are met, more information is needed about the final master plan, but some assumptions of developer achievement have been made.

##### **NPD P1- Walkable Streets. Meets**

Dependent on final urban design of development. This prerequisite requires front entries, pedestrian-scaled streets with a percentage of streets having a building height to street width ratio of 1:3, continuous sidewalks, and limited placement of garage and service bays on street facades. The master plan is designed to these requirements.

##### **NPD P2- Compact Development. Meets**

For projects in transit corridors: When earning 2 or more points in SLL Credit 3: Locations with Reduced Auto Dependence, residential components must be built at 12 or more dwelling units per acre (of buildable land) within 1/4 mile walk distance of the transit service. This definition includes the entire Bristol Place site, which is all within a 1/4-mile walk of the bus stop along Market Street.

With 15.6 acres of buildable land, the 193 dwelling units result in a density of 12.3 dwelling units per acre. Net density over the 23-acre site is 8.4 dwelling units per acre.

##### **NPD P3- Connected & Open Community. Meets**

With existing internal connectivity of 533 intersections per square mile (16 intersections/.03 square mile site), this surpasses the requirement of 140 intersections per square mile.

#### Credits

Many of the NPD credits are reliant on the final development plan for calculation. Only credits where existing conditions or master plan detail is known have been scored.

##### **NPD C2: Compact Development. (1/6 points)**

The project will earn 1 point if it achieves a density threshold of 12 dwelling units per acre. Additional points are available for higher densities. With 12.4 dwelling units per acre, the project will score 1 point.

##### **NPD C3: Mixed Use Neighborhood Centers. (0/4 points)**

The existing conditions of the project do not meet this credit. The credit requires walkable diverse uses from four different categories: food retail, community-serving retail, services, and civic and community facilities, with at least one use present from each category. Currently, there is no food retail, which by definition must sell fresh produce, within walking distance.

##### **NPD C4: Mixed Income Diverse Communities. (5/7 points)**

The project will likely earn 3 points for providing at least 25% of rental dwelling units priced up to 80% of AMI or at least 15% of rental units priced up to 60% AMI, or some combination of the two thresholds.

The project earns two points for having diverse dwelling unit types as calculated by the Simpson Diversity Index, with a score of 0.67. This score could change depending on the building types and amounts in the final development plan.

**NPD C12: Community Outreach & Involvement. (2/2 points)**

The project is already taking steps to meet this credit. It requires meeting with stakeholders, hosting community meetings, take community input into design consideration, and holding a design charrette.

**NPD C15: Neighborhood Schools. (1/1 points)**

This credit is likely, needing 50% of residential units to be within 1/2-mile walk of an elementary school or one mile of a high school. Columbia School is within a 1/2 mile walk of almost half the Bristol Place site area.

## Green Infrastructure & Buildings (0/29)

A high commitment to green building certification has high point value, as does implementing a comprehensive stormwater management program. These points are also hard to anticipate without a having a final development plan and building designs and engineering information.

### Prerequisites

To ensure these prerequisites are met, more information is needed about the final development plan, but some assumptions of developer achievement have been made.

**GIB P1- Certified Green Building. Likely Meets**

This prerequisite requires one green certified building within the development. If the City's fire station is built as part of the project, that building will be LEED certified as part of the City's commitment and policy to green building. Additionally, Enterprise is working in 2014 to become a third party green building certifier under ISO/IEC 17021, so any affordable housing built under Enterprise requirements could also likely qualify for this credit.

**GIB P2- Minimum Building Energy Efficiency. Likely Meets**

If new construction is built to energy efficiency standards common in affordable housing financing sources like DCEO and IHDA, this standard will likely be met.

**GIB P3- Minimum Building Water Efficiency. Likely Meets**

If new construction is built to water efficiency standards common in affordable housing financing sources and IHDA, this standard will likely be met.

**GIB P4- Construction Activity Pollution Prevention. Likely Meets**

This assumes that the project will pledge to create an erosion and sedimentation control plan and follow industry standard best management practices.

### Credits

All GIB credits are reliant on the final development plan and specific building information energy modeling for calculation.

**GIB C6- Historic Preservation & Adaptive Reuse. (0/1 point)**

It is unlikely there will be any historic preservation or building reuse in the redevelopment Bristol Place.

# BRISTOL PLACE MASTER PLAN

## LEED-ND SCORECARD

### Innovation & Design Process (1/6)

IDP Credits will likely be earned for going above and beyond credit requirements, but at this stage in the project, it is difficult to say by what measure and how many.

#### **IDP C2- LEED Accredited Professional (1/1)**

This credit is awarded for having a LEED Accredited Professional on the project team. Farr Associates' staff meets this criteria.

### Regional Priority (2/4)

Regional Priority credits are LEED-ND credits based on the project's zip code that have been identified by USGBC as a local priority. It is anticipated that the project should earn one additional point simply for meeting SLL C3: Reduced Auto Dependence and NPD C4: Mixed Income Diverse Communities. Two additional RP credits are available, but without a final master plan, they are difficult to identify.

#### **SLL c3: Reduced Auto Dependence. (1/1)**

#### **NPD c4: Mixed Income Diverse Communities. (1/1)**

### **Additional Available Regional Priority Credits for Zip Code 61820.**

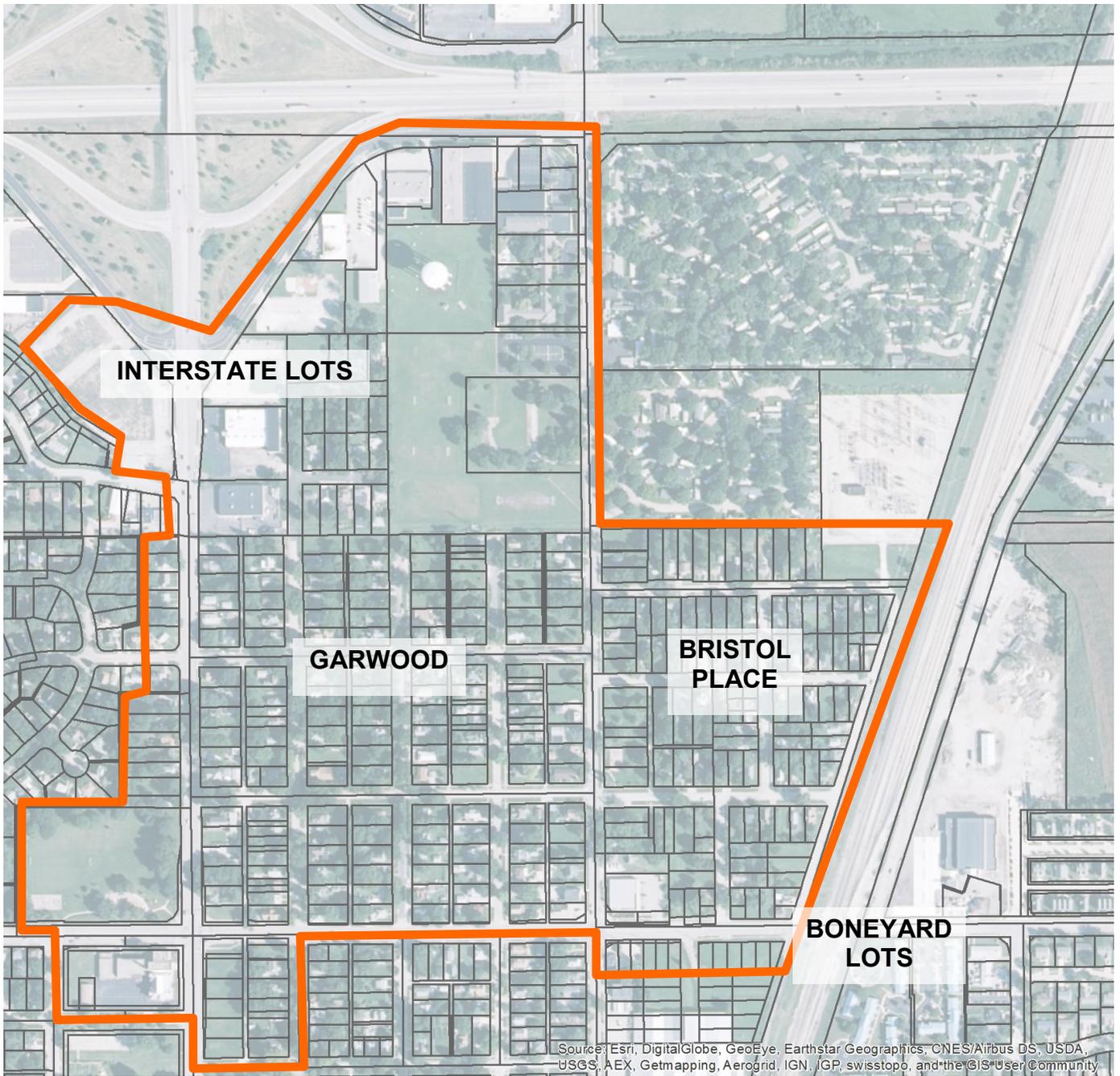
**NPD C1: Walkable Streets**

**NPD C3: Mixed Use Neighborhood Centers**

**GIB C2: Building Energy Efficiency**

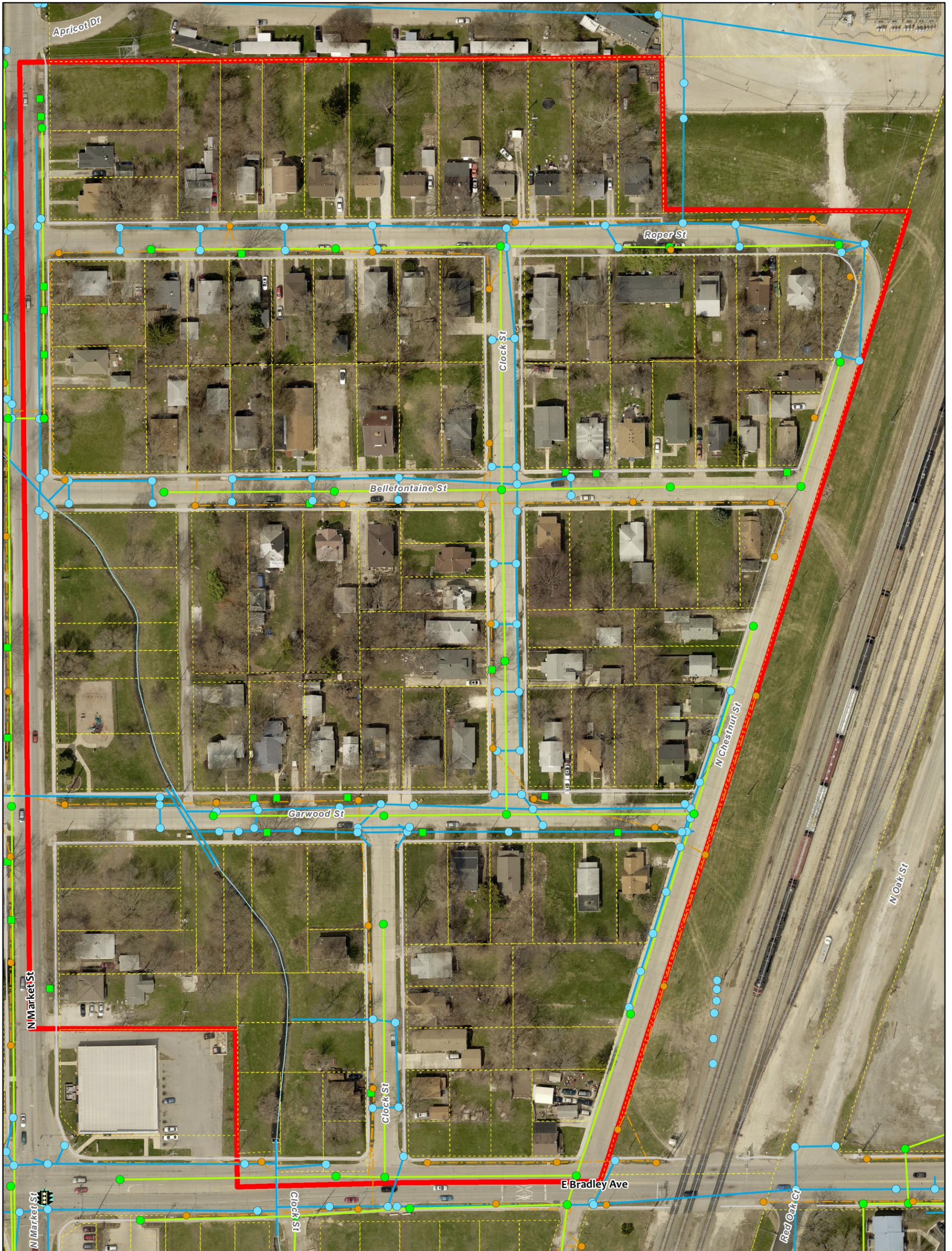
**GIB C8: Stormwater Management**

# PROPOSED BRISTOL PARK TIF DISTRICT BOUNDARY

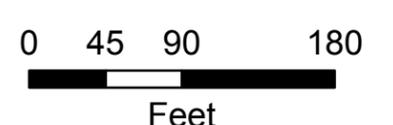


# Bristol Place Redevelopment

## Appendix 3: Existing City Infrastructure



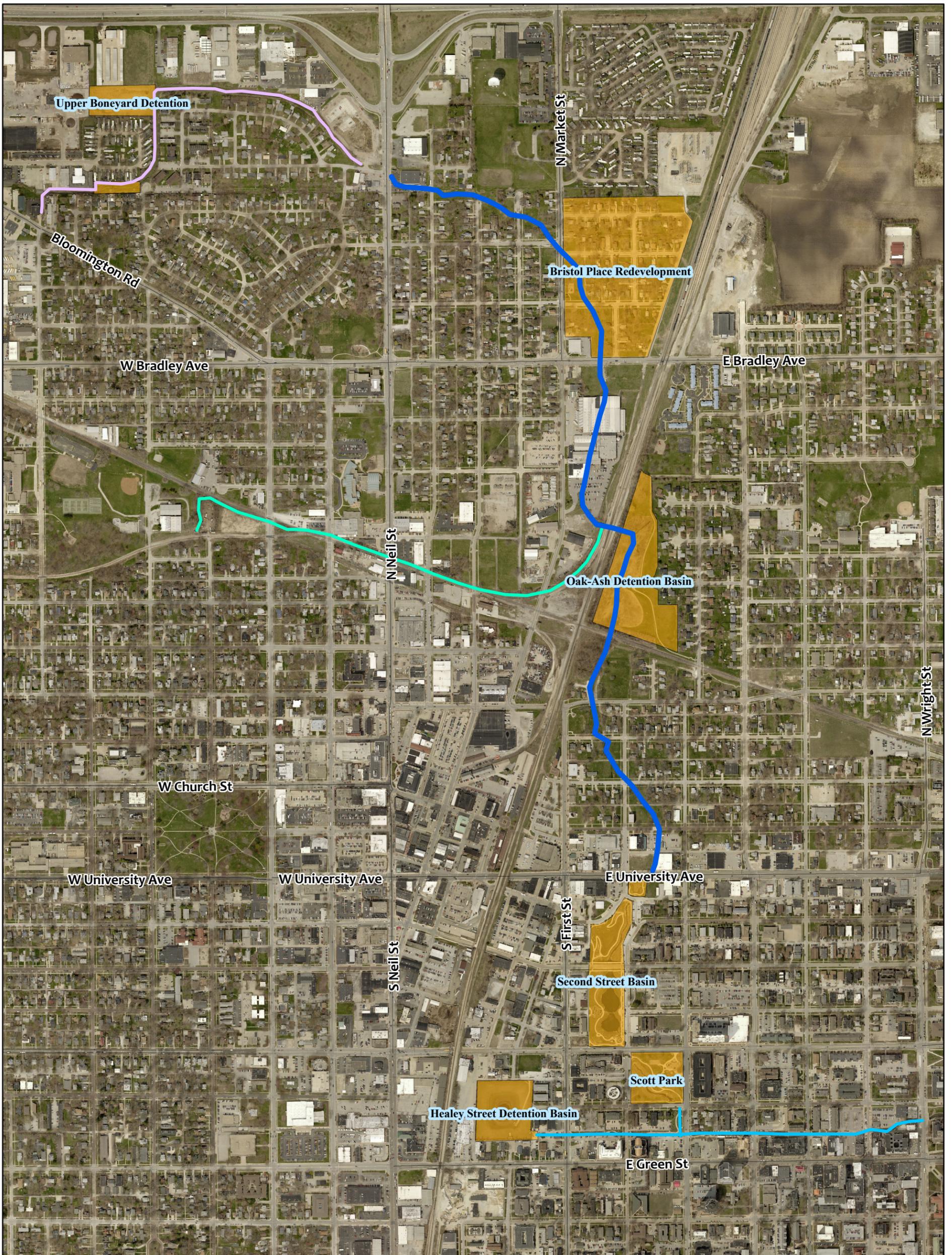
Legend	
— Sidewalks	● Streetlights
● Sanitary MH	— Streetlights Electrical Layout
— Sanitary Gravity Main	— Streams
● Storm Manhole	▭ Parcels
— Storm Gravity Main	— Railroads
■ Tree Inventory	▭ Bristol Place



Imagery Date 2014

Map Date: 4/1/2016

Feet



City of Champaign  
 Public Works Dept.  
 702 Edgebrook Dr.  
 Champaign, IL 61820  
 PH 217- 403 - 4700  
 Fax 217 - 403 - 4755

## Appendix 4 Boneyard Creek



Not To Scale

### Legend

- Creek Description
- Boneyard North Branch
  - Boneyard West Fork
  - Phase 1 Channel Improvements
  - Upper Boneyard Detention



The corporate officers are as follows (List type and identify all corporate officers – attach additional sheets if necessary):

President: \_\_\_\_\_

Vice President: \_\_\_\_\_

Secretary: \_\_\_\_\_

**Attach a List** of all shareholders owning five percent (5%) or more of the stock in the corporation.

C. PARTNERSHIP OR LLC

The partners or members are as follows: (Attach additional sheets if necessary)

\_\_\_\_\_  
Name Home Address & Telephone

\_\_\_\_\_  
Name Home Address & Telephone

\_\_\_\_\_  
Name Home Address & Telephone

The business address is \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

My home address is \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Manager of LLC (attach additional sheets as needed):

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

D. INDIVIDUAL PROPRIETORSHIP

The business address is \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

My home address is \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

**SECTION II. NON-COLLUSION STATEMENT** (50 ILCS 105/3; 65 ILCS 5/3.1-55-10)

- A. This bid is made without any connection or common interest in the profits with any other person other than the Contractor except as listed on a separate attached sheet to this affidavit.

Check One:

\_\_\_\_\_ Others Interested in Contract                      \_\_\_\_\_ None

- B. No department director or any employee or any officer of the City of Champaign has any financial interest, directly or indirectly, in the award of this contract except as listed on a separate attached sheet to this affidavit.
- C. That the Bidder/Contractor is not barred from bidding on any contract as a result of violation of 720 ILCS 5/33E-3 and 5/33E-4 (Bid Rigging or Bid Rotating).