

REQUEST FOR PROPOSAL
DEVELOPMENT OPTIONS AT 79TH AND HARLEM



The Village of Bridgeview, (The Village) is requesting proposals for the award for development of approximately 16 acres of land commonly referenced as Lots 5 and 6 of Bridgeview Court located at 79th Street and Harlem Avenue in Bridgeview, Illinois. The Village shall approve the award of this contract based on the evaluation criteria in this RFP along with the help of the Evaluation Committee. Responses to this RFP will be used during the evaluation process to select and negotiate with a qualified firm to deliver the described product.

This RFP does not commit The Village to enter into a contract, or select a developer or firm. The Village reserves the right at its sole discretion to make a selection, to reject any or all submissions, issue subsequent RFP's, and to enter into a contract for all or some of the services/products described in this RFP.

Proposals must be received by:

August 17th, 2018 at 2:00pm

at

**The Village of Bridgeview
c/o 79th Street Development
7500 South Oketo Avenue
Bridgeview, IL 60455**

Proposals received after the time and date established will not be considered.

The proposals will NOT be opened publicly but opened by the Evaluation Committee and reviewed prior to a possible selection.

BASE PROPOSAL SUBMISSION FORM

I, the undersigned, submit the following proposal to the Village of Bridgeview as further described in this Request for Proposals.

Proposer's Signature*: _____

Proposer's Printed Name: _____

Company Name: _____

Address: _____

Phone: _____

E-mail Address: _____

Illinois Business Authorization Number: _____

Federal Tax ID Number (EIN): _____

Proposed Square Foot Price: _____

Conditions to Pricing, if any: _____

*Signature on this proposal certifies that the proposal is made without collusion with any person, firm, or corporation making a proposal for the same goods and/or services and is in all respects fair and without collusion or fraud. Signature on a proposal also certifies that the proposer has read and fully understands all proposal specifications, terms, and conditions.

SUGGESTED SUMMITAL INFORMATION

Please note, the Village is looking for brief submittals that address the various issues within this request and the submitter's proposed project. Excessive boilerplate and non-relevant corporate information is not encouraged. Concise, focused and to the point submittals are appreciated.

Proposal Format:

Proposals must be typewritten and must be attached to the Base Submissions Form provided.

Proposed Information:

- Proposed price
- Narrative concept or description of proposed project
- Proposed site or development concepts plans, if any have been prepared, not required
- Anticipated closing date with the Village relative to the ownership transfer of the property
- Proposed project schedule, including projected occupancy(s) date(s)
- Project phasing, if contemplated

Corporate Information:

- Years in business
- List of banking or financial partners
- List of possible development partners: architects, contractors, tenants and other key vendors

List of References:

Provide three (3) references of the public entities the firm had business with for in past 3 years. Information should include name of contact, contact phone number and date of service for reference.

EVALUATION CRITERIA

The Evaluation Committee shall evaluate submitted proposals on the following criteria:

Pricing:

- Final pricing
- Conditions to pricing

Project Schedule:

- Ownership transfer date
- Overall project schedule
- Project occupancy date(s)

Development Plan:

- Overall plan
- Plan the benefits the Village both in terms of the financial and non-financial impact(s)

References:

- As provided by the submitter

Conformance to Proposal Requirements:

- Proposals must conform to the requirements of the RFP.