

REQUEST FOR INFORMATION (RFI)
FOR THE
Development and Operation of a Port Hotel Complex

REQUIRED FOR USE BY:

ILLINOIS INTERNATIONAL PORT DISTRICT
(IIPD)



ISSUED BY:
ILLINOIS INTERNATIONAL PORT DISTRICT

Issue Date:	February 16, 2018
Due Date/Time for Submissions:	April 13, 2018 4:00 p.m. CST
RFI Reference:	“Development & Operation of a Port Hotel Complex RFI”
Issued by:	Illinois International Port District http://www.iipd.com

All responses, proposals or other communications must be addressed and returned to:

Mr. Clayton Harris III
Executive Director
Illinois International Port District
3600 E. 95th Street
95th and the Lakefront
Chicago, Illinois 60617-5193
director@IIPD.com

RESPONSES MUST BE RECEIVED NO LATER THAN 4:00 P.M., ON April 13, 2018

MICHAEL K. FORDE
CHAIRMAN

CLAYTON HARRIS III
EXECUTIVE DIRECTOR

RESPONDENT MUST SUBMIT ONE (1) HARDCOPY ORIGINAL, THREE (3) ELECTRONIC COPIES IN .PDF FORMAT ON A FLASH DRIVE.

Responses must be submitted in sealed envelope(s) or package(s). The outside of the package or envelope must clearly indicate the name of the project, Request for Information “RFI” for the *Development & Operation of a Port Hotel*. The name and address of the Respondent must also be clearly printed on the outside of the envelope(s) or package(s).

**Illinois International Port Authority
REQUEST FOR INFORMATION
(RFI)**

RFI HIGHLIGHTS

- ❖ The Illinois International Port Authority (“IIPD” or “Authority” or “Port of Chicago”) is issuing this request for information (“RFI”) to gather information and solicit input for the potential development, construction and operation of a hotel complex at the Port of Chicago with the potential of a marina on an expanded footprint. All facilities will be located on the IIPD property.
- ❖ This RFI will consider all innovative proposals compatible with the IIPD’s sustainability goals, objectives and desires to demonstrate contributions to the economic development of the Cook County geographic area with an incorporation of ideas included in the publications: *Positioning Pullman: Collaborative Ideas Workshop for America’s Newest National Monument* and *Our Great Rivers: A vision for the Chicago, Calumet and Des Plaines rivers*.
- ❖ This RFI is seeking responses and/or proposals that incorporate the architecture of the nationally designated historic Pullman site while maintaining the aesthetics of the Harborside International Golf Facility. Responses and Proposals should consider a facility which includes a restaurant in addition to a restaurant/bar area, meeting spaces, ballroom to accommodate weddings and events.
- ❖ This RFI is seeking proposals which provide economic development expectations in the form of the number of jobs created as well as other social and environmental benefits to the community in and around Port Authority in Cook County.

In addition to the Hotel Complex this RFI also seeks information on including a Marina complex. The inclusion of a marina is desirable but not a requirement for the submission for the hotel complex.

- ❖ This RFI is also seeking information on the inclusion of the potential development, construction and operation of a marina complex associated with the hotel complex.

Responses are envisioned to consider a facility which includes a small café and restroom location.

- ❖ This RFI is seeking proposals that incorporate the architecture of the nationally designated historic Pullman site while maintaining the aesthetics of the Harborside International Golf Facility and the envisioned hotel complex.
- ❖ In addition to what is stated above, this RFI will consider information on constructing a marina which would accommodate paddle boats, occasional barge concert events, family recreation and collegiate crewing practicing and competition.

TARGET SCHEDULE

Event	Target Date
RFI Issuance	February 16, 2018
Due Date for Responses / Proposals	April 13, 2018 at 4:00 pm CST

All Respondents (including potential Respondents) are responsible for checking the IIPD's website for clarifications and/or addenda. Failure to obtain clarifications and/or addenda from the IIPD's website will not relieve the Respondent from being bound by any additional terms and/or conditions. For all information concerning this RFI, including questions from Respondent(s) and responses from the IIPD, and any updates to this RFI, Respondent(s) are urged to frequently refer to IIPD's website at: <http://www.iipd.com>

COMMUNICATION DURING THE RFI PROCESS

All questions or requests for clarification shall be in writing and must be sent by email to director@iipd.com, and directed to the attention of Clayton Harris, III, Executive Director. Emails must clearly indicate "Questions and Requests for Clarification" in the subject line and must refer to "Request for Information (RFI) for Development and Operation of a Port Hotel Complex."

DEADLINES AND PROCEDURES FOR SUBMITTING

To be assured of consideration, information must be received by the Executive Director, at the immediately above-listed address, no later than 4:00 p.m. Central Standard Time on April 13, 2018. Respondent must submit one (1) hard copy original, and three (3) electronic copies on an external flash drive, of the respondent's proposal(s). The original documents must be clearly marked as "ORIGINAL", and must bear the original signature of an authorized corporate agent on all documents requiring a signature. Respondent must enclose all documents in sealed envelopes or boxes.

When responses are delivered by mail or messenger to the Executive Director, the Respondent is responsible for their delivery BEFORE the due date and time. If delivery is delayed beyond the date and hour set for the receipt, said responses so delayed will not be

considered and will be returned unopened at the expense of the Respondent.

Any false statement(s) made by the Respondent(s) will void the response and eliminate the Respondent(s) from further consideration.

The Executive Director reserves the right to reject any submittal that deviates from the submittal requirements. No additional or missing documents will be accepted after the due date and time except as may be requested by the Executive Director.

**Illinois International Port Authority
REQUEST FOR INFORMATION (RFI) -
Development and Operation of a Port Hotel Complex**

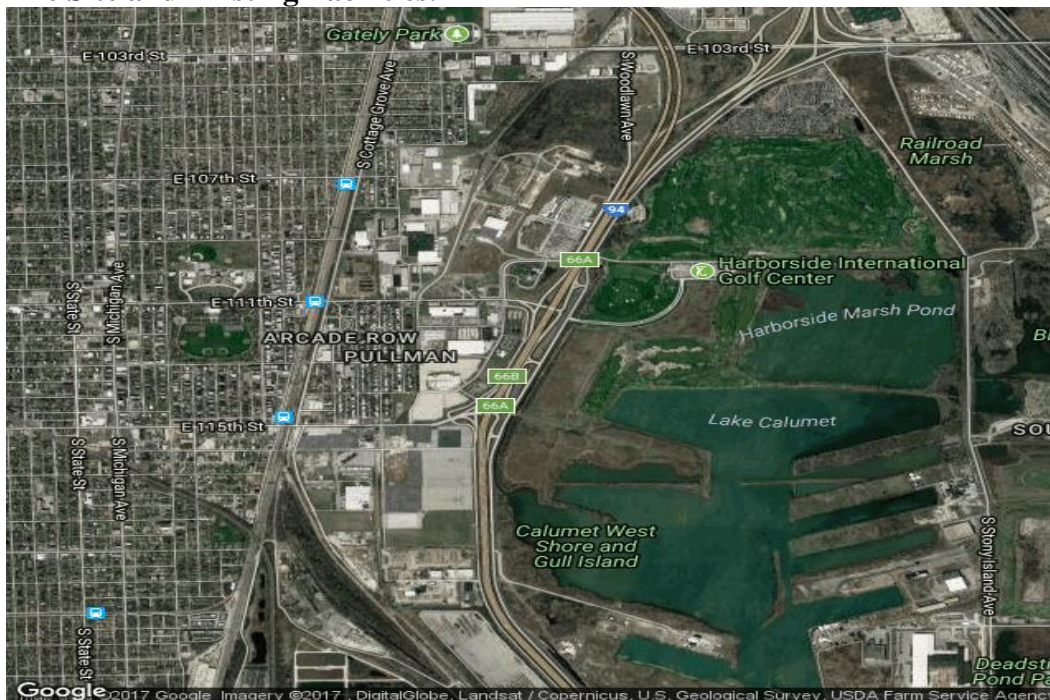
I. INTRODUCTION AND DESCRIPTION OF THE OPPORTUNITY

The Illinois International Port District (IIPD) is an Illinois municipal corporation created by the Illinois General Assembly to spur economic development and to promote the shipment of cargoes and commerce through its facilities. The IIPD is the owner and master landlord controlling two land areas in South Chicago: Iroquois Landing, 190 acres of land located at the mouth of the Calumet River in the southwest corner of Lake Michigan; and Senator Dan Dougherty Harbor (Lake Calumet), 1,600 acres of land, which currently is home to various harbor operations, terminals and the Harborside International Golf Facility located at the junction of the Grand Calumet and Little Calumet Rivers, situated six miles inland from Lake Michigan. The IIPD's harbor facilities are served by rail facilities and are adjacent to three interstate highways.

Harborside International Golf Facility is a world renowned 36 hole Championship links golf course. Lake Calumet is located immediately east of the recently designated National Historic Landmark of Pullman and immediately south of the forthcoming Obama Presidential Library and Center.

The IIPD is seeking industry comment regarding site and building characteristics, hotel quality, price point and hotel programming including number of rooms, meeting/convention capacity and restaurant facilities, among other items.

The Site and Existing Facilities.



II. Objectives and Information

The Authority would greatly appreciate the perspectives of development professionals as well as the hospitality industry so that it will be better informed on various issues to the extent the IIPD elects to subsequently pursue a formal RFP process for potential development of one or more of the concepts relevant to this RFI. We seek your observations and comments on the following topics as they would apply to any potential development envisioned under this RFI:

Site Characteristics

- Minimum dimensions
- Minimum acreage
- Minimum Distance from Harborside Facility

Building Characteristics

- Minimum footprint dimensions
- Minimum height
- Elevation relative to ground level
- Parking under/near the building
- Number of floors
- Architectural style

Programming

- Number and size of rooms
- Number and size of restaurants
- Size of meeting and convention space
- Size and location of the back of the house
- Other amenities and requirements

Franchise Information

- Likely chain scale level
- Likely brand
- Preferred management company

Marketing

- Market Segmentation
- Domestic and international traveler mix
- Period of stay
- Cross-selling opportunities

Underwriting Standards

- Key demand drivers
- Average Daily Rate and Occupancy
- Cost per room
- Minimum term of ground lease
- Ground lease structure (Base rent, percentage rent, etc.)

Timeline

- Site and improvement design period
- Construction period
- Pre-opening timeframe
- Time to reach stabilization

III. Response Requirements and Recommended Components

Responses and formats are at your discretion as a Respondent. The IIPD greatly appreciates any and all input. In addition to comments and feedback on the topics outlined above, if you would like to receive notice of the issuance of any subsequent communication relating to this RFI and/or any notice of issuance of any subsequent RFP or similar solicitation for potential development of one or more of the concepts relevant to this RFI, you are encouraged to include contact information.

The Respondent's contact information should include company name, principal contact name and title, mailing address, phone number and an email address of Respondent's principal contact. Contact information for any of your anticipated team members is also welcome; they will also be included in the notice of the issuance of any subsequent RFP or similar solicitation for potential development of one or more of the concepts relevant to this RFI.

The preferred form of response to the RFI is as an email attachment in Adobe Acrobat PDF format addressed to iipd@iipd.com, with "Response to Port Hotel Complex RFI" in the subject line. U.S. mail, express parcel services and hand deliveries will also be accepted; submissions should be addressed to the Illinois International Port District, 3600 E. 95th Street, Chicago, Illinois 60617, Attn: Response to Port Hotel RFI. No facsimile submissions will be accepted.

Minimum Respondent(s) Requirements: In order to be considered, all Respondent(s) proposals must meet the following Minimum Requirements:

A. General Requirements

1. Information must be received on time. Responses and/or proposals received after the stated deadline may not be considered.
2. Information must be complete, in conformance with the specifications and other requirements of this RFI and include all documentation, evidence or verification requested.
3. Respondent(s) must agree to comply with applicable local, state and federal laws and regulations, including the requirements of the Illinois State Public Officers Law establishing standards for business and professional activities of Illinois State employees and governing the conduct of employees of private firms in business with Illinois State. Any purchase contract and any other agreements entered into between the Authority and selected Respondent(s) shall be governed by and construed in accordance with the laws of the State of Illinois.

Recommended Components for Informational Response: While the Authority will consider all Information provided in response to this RFI which meets the Minimum Respondent(s) Requirements set forth above, potential respondents are encouraged to submit as much detail

concerning any Informational Response as respondent deems necessary or advantageous towards consideration of the material presented, including but not limited to:

A. General Discussion of Proposed Hotel development and facility(s)

1. Overview of proposed use(s) of the building(s) and how proposal will maximize the available space/site
2. General size and scope of envisioned hotel development, including range of potential rooms and convention space elements
3. Discussion or recommendations on any or all of the elements noted in the foregoing Article II of this RFI
4. Overview of any potential end-users, user groups, operators or customers of the proposed facilities and/or parties served or benefitted by proposed facility
5. Information regarding the inclusion (or exclusion) of a harbor marina facility for recreation and discussion on any manner which the marina use would or could be integrated with a hotel development
6. Relevant matters concerning operational and management capacity

B. General Discussion of Financial Considerations

1. Capital costs and potential sources of funds
2. Operational costs and sources of revenue
3. Financial viability of the concept
4. Sustainability of proposed operations

C. Statement of Relevant Experience and/or Qualifications

1. Identification of individual or group responding to this RFI (and project partners, if applicable) and their role(s) in the proposed project
2. Discussion of qualifications and/or experience as it relates to the developments similar to the proposed project
3. Discussion of relevant qualifications and/or experience as it relates to the operation and management of facilities and enterprises similar to the proposed project

IV. Communication during RFI Process

IIPD's contact person for this solicitation is Clayton Harris, III, who can be

reached at:

Clayton Harris, III Executive Director
director@iipd.com

Answers to questions of general interest, updates and addenda will be posted on the IIPD website:

<http://www.iipd.com>

The Authority will review all properly submitted responses and if necessary, may request additional information (in writing and/or through presentations or interviews) or written clarification. This RFI is for information only and does not constitute a solicitation for any specific bids or offers in response to a procurement opportunity. Based on the outcome of this RFI process, the Authority may make a determination whether or not to continue investigation of development opportunities and/or repurposing opportunities for the IIPD's lands and facilities through supplemental efforts or processes.

V. Miscellaneous

By providing information as a response to this RFI, Respondents are consenting to its use and consideration by the Illinois International Port District. The responses to this RFI will be used to assist the Illinois International Port District in making decisions regarding future development of one or more of the sites.

Responses will not be used to pre-qualify and limit the pool of Respondents to a future RFI. Those who do not wish to comment will be permitted to respond to the future RFI provided they are otherwise qualified to do so. However, without the benefit of a proposer's thoughts, attractive aspects for the concession may fail to be identified, considered, and offered with the RFI.

Respondent(s) are urged to refer frequently to IIPD's website. IIPD will post questions from Respondent(s) and IIPD's responses as well as corrections, addenda and updates to this RFI, if any.

IIPD's website is: www.iipd.com

VI. Reservation of Rights / Disclaimers

- A. The IIPD reserves the right to extend the deadline for submission of responses to this RFI and the right to cancel this RFI at any time with or without notice to proposers and without liability.
- B. The IIPD reserves the right to waive any irregularity or nonresponsive element in any response to this RFI.

- C. The IIPD reserves the right to modify the terms modify, amend or revise this RFI and to issue supplemental communication to potential respondents in the manner and form as the initial publication of this RFI, and as otherwise provided on any of the terms included herein.
- D. No warranties or representations are made herein, nor should be implied by the issuance of this RFI, as to the likelihood in which the Authority shall determine whether or not to continue investigation of development opportunities and/or pursue any subsequent RFP or similar solicitation for potential development of one or more of the concepts relevant to this RFI.
- E. No warranties or representations of any kind are made by the IIPD, including a representation or warranty as to the suitability of any potential site for any particular purpose, except that the IIPD has sufficient legal title to grant a leasehold interest for a term of years in the sites.
- F. This RFI contains photographs, charts or drawings which may not accurately depict the sites or the information that is available about the sites and Respondents are cautioned that they are expected to undertake their own due diligence with respect to each of the sites.
- G. The Illinois International Port District does not intend to award a contract on the basis of this RFI or to pay for the expressions of interest solicited.
- H. Submission of a response will in no way effect eligibility to respond to future solicitations for the potential development of sites or other lands of the Illinois International Port District or for any other design, construction, finance, maintenance or operations opportunities offered by the IIPD.