

**REQUEST FOR INFORMATION (RFI)  
FOR  
ADAPTIVE REUSE AND/OR REPURPOSING OF THE NORTH GRAIN ELEVATOR**

**REQUIRED FOR USE BY:**

**ILLINOIS INTERNATIONAL PORT DISTRICT**



**ISSUED BY:  
ILLINOIS INTERNATIONAL PORT DISTRICT**

**RESPONDENT MUST SUBMIT ONE (1) HARDCOPY ORIGINAL, THREE (3) DUPLICATE HARDCOPIES, THREE (3) ELECTRONIC COPIES IN .PDF FORMAT ON A CD-ROM OR FLASH DRIVE AND ONE (1) LABELED “REDACTED” COPY OF YOUR SUBMITTAL ON CD OF THE INFORMATION**

**ALL OF THE RESPONSES MUST BE ADDRESSED AND RETURNED TO:**

**CLAYTON HARRIS III, EXECUTIVE DIRECTOR**

**RESPONSES MUST BE RECEIVED NO LATER THAN 4:00 P.M. CENTRAL TIME, ON  
*April 10, 2017***

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 *Repurposing of the North Grain Elevator*. 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 adaptive reuse, repurposing of the north grain elevator facilities located on the IIPD property.
- ❖ This RFI will consider all innovative repurposing proposals compatible with the IIPD’s sustainability goals objectives and demonstrate contributions to the economic development of the Cook County geographic area.
- ❖ This RFI is seeking proposals that provide economic development contributions in the form of jobs as well as other social and environmental benefits to the community in and around Port Authority in Cook County.

**TARGET SCHEDULE**

<b>Event</b>	<b>Target Date</b>
RFI Issuance	February 9, 2017
Due Date for All Bids	April 10, 2017 at 4:00 pm Central time
Commencement of Bid Awards (if any)	TBD

Respondents that download a proposal from the IIPD’s website: <http://www.iipd.com>, instead of obtaining the hard copy paper proposal from the IIPD’s Central Office, 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 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](mailto: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 Adaptive Reuse and/or Repurposing of the North Grain Elevator.”

**CAUTION: DEADLINES AND PROCEDURES FOR SUBMITTING INFORMATION**

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 10, 2017.

Respondent must submit one (1) hard copy original, three (3) duplicate hardcopies and three (3) electronic copies in .pdf format on a CD-ROM, 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.

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**Illinois International Port Authority**  
**REQUEST FOR INFORMATION (RFP) -**  
**For Adaptive Reuse and/or Repurposing of the North Grain Elevator**

**I. Background on the IIPD**

The Illinois International Port District (IIPD) is an Illinois municipal corporation created to promote the shipment of cargoes and commerce through its facilities. IIPD is the owner and master landlord controlling two land areas in South Chicago: Iroquois Landing, an open paved terminal with 3,000 linear feet of ship and barge berthing space located at the mouth of the Calumet River in the southwest corner of Lake Michigan; and Senator Dan Dougherty Harbor (Lake Calumet) which currently is home to various harbor operations and terminals located at the junction of the Grand Calumet and Little Calumet Rivers, situated six miles inland from Lake Michigan. IIPD's harbor facilities are served by rail facilities and are adjacent to three interstate highways and feature an abundance of warehouse facilities. IIPD currently leases facilities within its harbor areas to freight forwarders, export packaging, customs brokers, consolidators, shippers' associations, forwarders and expeditors, specialists in fragile and perishable cargoes, and many other users.

**II. The Site and Existing Facilities.**

The grain elevator facility is situated on a 7.6 acre site which is ideally located at Lake Calumet Harbor on Chicago's far south side with unparalleled access to all forms of land and water transportation. The site currently houses a grain elevator with capacity of holding up to 7.5 million bushels. The existing elevator facility is 941.64 feet long by 100.00 feet wide. The height of the structure is 120 feet to top of grain elevator (210 feet to top of building).

The gain elevator facility site is highly accessible with a highway location immediately proximate to Interstate I-90/94 with nearby connection to I-80, I-57, I-55 and I-65. The site features intermodal capabilities including rail connection to all major truck carriers and has capacity for a marshalling yard for train makeup and car storage with choice of switching lines. The site also includes a 1,000 foot, steel-faced dock with 27 foot draft for lake and ocean-going vessels through the St. Lawrence Seaway. The location at the Calumet River also allows for year-round barge service to New Orleans and river ports via the Illinois and Mississippi waterways.

The Authority has not conducted any environmental assessment, structural assessment or other building survey related to any adaptive reuse and/or repurposing of the site.

The Authority will make reasonable accommodations for potential respondents interested in touring the exterior of the site, which can be arranged by appointment for those interested in responding to this RFI. See Attachment A for photographs of exteriors and interiors of the site and existing facilities.

### III. Objectives and Information

- A. *Overview of request and requirements:* The Illinois International Port Authority (“IIPD” or “Authority”) is hereby issuing this RFI as part of its continued efforts to maximize use and development of the IIPD’s property within the Port of Chicago in furtherance of the Authority’s statutory charter. The Authority’s primary intent with this RFI is to solicit and gather information from potential tenants, contract partners or interested citizens or organizations about possible adaptive reuses and/or appropriate and feasible repurposing of the North Grain Elevator facilities.

The Authority is open to all creative concepts and proposals for the adaptive reuse or repurposing of the existing grain elevator facilities and encourages respondents to employ creativity in responding on any variation of adaptive reuse or repurposing concepts for the existing grain elevator facilities. By way of example, concepts could incorporate rehabilitation or retrofit of the existing elevator facility for a storage-related use or modification of the facilities to accommodate a new use other than aggregate storage. Ideas for modification of the existing facilities to accommodate an adaptive reuse of the building could include one or more of the following uses:

1. Hydroponic agriculture, farming or gardening;
2. Organic material composting;
3. Non-combustible material storage;
4. Light industrial uses or other production uses; or
5. Research and development, technology and other commercial uses.

This list is not intended to be exhaustive and the IIPD is open to new ideas and creative uses compatible with the IIPD’s charter.

In making this solicitation the IIPD efforts to contribute to the economic development in and around the Port of Chicago and provide other social and environmental benefits to Cook County. Currently, it is not the intention of IIPD to operate the renovated or adapted facility, nor provide funds or staff for operation, maintenance or renovation of the facility. Respondents should anticipate that any future use of the renovated and/or adapted facility will be undertaken pursuant to a lease or other contractual agreement that must be executed in a manner consistent with IIPD’s statutory charter, as well as all applicable local, state and federal laws.

- B. *Proprietary Information.* Respondent(s) are hereby advised that the Authority is subject to the Illinois State Freedom of Information Law (“FOIL”). Confidential information will be treated as such to the extent consistent with the Authority’s legal obligations under the FOIL and other applicable laws, regulation or legal process and the provisions of any Confidentiality Agreement between the Authority and Respondent(s). Respondents are advised that all

materials provided will be reviewed jointly by IIPD and the Port Authority.

Upon the request of a Respondent(s), IIPD and the Port Authority will enter into Confidentiality Agreement with the Respondent(s) concerning information the Respondent(s) wishes to protect from public disclosure. This agreement shall be subject to FOIL and other applicable legal requirements as set forth above.

- C. *Deadline for Response.* Responses are due by 4:00pm Central time on April 10, 2017 and are to 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 Repurposing of the North Grain Elevator. The name and address of the Respondent must also be clearly printed on the outside of the envelope(s) or package(s).

#### **IV. Response Requirements and Recommended Components**

*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.
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.

##### **B. Other Requirements**

1. Changes by Respondent(s). If Respondent(s) changes any element(s) of its bid, IIPD, or Port Authority, in their discretion, may disqualify the Respondent(s).

*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 Adaptive Reuse Concept / Repurposing Plan
  - 1. Overview of proposed use(s) of the building and how proposal will maximize the available space/site
  - 2. Overview of any potential end-users, user groups, operators or customers of the repurposed facilities and/or parties served or benefitted by proposed adaptive reuse and/or repurposing
  - 3. Needs-based rationale for proposed reuse or repurposing
  - 4. Potential facility renovations necessary or appropriate to accommodate plan
  - 5. 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. Qualifications and experience as it relates to the proposed project or use

## **V. 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](mailto: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 adaptive reuse and/or repurposing opportunities for the facilities through supplemental efforts or processes.

## **VI. Miscellaneous**

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](http://www.iipd.com)

## EXHIBITS / ATTACHMENTS

### A – Site and Facility Photographs





