



## REQUEST FOR QUALIFICATIONS – 90 NORTH DISTRICT EAST

### Addendum 1 – Response to Questions Received as of July 22, 2019

#### Question 1:

Other than an email making the parties aware that we have an intent to submit for the RFQ by Friday July 19th what else is needed by Friday July 19th?

#### **Village Response:**

All developers intending to submit a response should register at <https://90northschaumburg.com/> by July 19, 2019 by clicking the 'Register to Respond' link. No further materials are required by July 19th.

#### Question 2:

Should I respond if I am a tenant or user interested in only a portion of the site?

#### **Village Response:**

The Village is seeking a master developer for the entire site. However, if you are a tenant or user that is willing to partner with the shortlisted developer(s), please submit the information outlined below to the Village's consultant via email ([schaumburg\\_rfqp@sbfriedman](mailto:schaumburg_rfqp@sbfriedman)) by 4 PM CST on August 9, 2019. This information will then be shared with only the developers that are invited to respond to the RFP stage. These developers may reach out to you directly during the RFP stage to join their proposal. We recommend that potential tenants or users do not enter into exclusive agreements with individual developers. Required information includes:

- Description and name of tenant/user;
- Building characteristics, building area in square feet and parking requirements;
- Images/visuals of similar facilities particularly in a mixed-use setting;
- Any preconditions, prerequisites or strongly preferred site or development characteristics; and
- Contact information.

#### Question 3:

I'm emailing over to confirm that the RFQ for 90 North that was released on 6/28 is only for the eastern side of Meacham Road. While reading through the article below it doesn't specifically call out what pieces the RFQ is for, but I was under the impression Urban Street had control of the western side of Meacham Road and I wanted to confirm. <https://www.bisnow.com/chicago/news/deal-sheet/this-weeks-chicago-deal-sheet-99743>

#### **Village Response:**

The RFQ/P encompasses only the 23.0 acres of Village-owned land located east of Meacham Road, as outlined in Figure 2 of the RFQ/P document. The former Motorola site, which is located west of Meacham Road, is controlled by Urban Street and is being developed into the Veridian mixed-use project.

**Question 4:**

How important is it to keep Embrace Plaza in the design?

***Village Response:***

The Village is open to transforming this area into an elegant and inviting Urban Plaza that may or may not include the actual “Embrace” circle.

**Question 5:**

Is a theatre required? Would the Village of Schaumburg plan to own the theatre? Would the Village subsidize its operation?

***Village Response:***

A theatre is not required. The Village is not interested in owning the theatre but would be open to providing TIF assistance if it's part of the Entertainment District.

**Question 6:**

Is a parking structure expected to be included in the design?

***Village Response:***

The Village would like consideration to be given to allocating a parking garage with a minimum of 750 parking spaces for use by the Schaumburg Convention Center for overflow events.

**Question 7:**

Will the Village of Schaumburg support signage on the corner of Meacham and I-90?

***Village Response:***

The Village is open to signage as long as it promotes businesses and activities in the Entertainment District.

**Question 8:**

Will public transportation be available between the 90 North District East and West sides?

***Village Response:***

PACE and the Schaumburg Trolley will provide service in the future.

**Question 9:**

Are there plans to expand the Convention Center?

***Village Response:***

There is an opportunity to expand the Convention Center by 100,000 square feet if needed in the future.

**Question 10:**

How likely is it that the private parcels to the north would become available for development?

***Village Response:***

There are no plans for the American Veterinary Medical Association (AMVA), Embassy Suites or Embassy Plaza to be redeveloped at this time.

**Question 11:**

Do Meacham Road and Algonquin Road meet future traffic needs?

***Village Response:***

Meacham Road has been analyzed by the Village and consultants and determined to meet the future traffic needs. Algonquin Road will undergo improvements and additional turn lanes with IDOT and the Village coordinating the engineering and construction over the next few years.

**Question 12:**

Are there TIF funds available for roads and detention?

***Village Response:***

This is negotiable.

**Question 13:**

How many years are left in the TIF? Is it pay as you go?

***Village Response:***

The TIF was created in 2014 and will expire in 2037. Any TIF assistance from the Village will most likely be pay as you go.

**Question 14:**

What additional mandates are there, i.e. union or minority?

***Village Response:***

The Village does not have any union requirements. All TIF requirements should be followed, including the payment of prevailing wages for all work done within the future Entertainment District.

**Question 15:**

What is the timeline for the Urban Street projects?

***Village Response:***

It is anticipated that Urban Street will submit plans for their "Main Street" development in 2020.

**Question 16:**

How much of the Urban Street development will be retail?

***Village Response:***

No formal plans have been submitted. There is some information on their Veridian website:

<https://veridianexperience.com/retail-entertainment/>

**Question 17:**

How many residential units are expected in the Veridian development?

***Village Response:***

The preliminary residential studies called for about 2,000 residential units in Veridian.

**Question 18:**

Does Motorola intend to remain in its current location?

***Village Response:***

To the best of the Village's knowledge, Motorola plans to stay in their current location. Motorola has a TIF Agreement with the Village that requires them to employ 1,600 people or risk losing their TIF assistance.

**Question 19:**

Who will decide which RFQ submittals will be asked to proceed to RFP?

***Village Response:***

Village staff and their consultants will review the RFQ's and make a recommendation to the Village Manager and Village Board on who to move forward with the RFP stage.