

PEORIA PARK DISTRICT

REDEVELOPMENT OF SITE - PROPOSAL

S.W. CORNER OF KNOXVILLE AVE. &  
NORTHMOOR RD.  
(FORMER IDOT HEADQUARTERS)

6035 N. KNOXVILLE AVENUE  
PEORIA, ILLINOIS



PEORIA PARK DISTRICT  
PEORIA, ILLINOIS

REQUEST FOR PROPOSALS

PROJECT #18-045

DATE: MAY 25, 2018

PACKAGE # \_\_\_\_\_

REQUEST FOR PROPOSALS FOR:  
**REDEVELOPMENT OF SITE  
S.W. CORNER OF KNOXVILLE AVE. & NORTHMOOR RD.  
(FORMER IDOT HEADQUARTERS)**

6035 N. KNOXVILLE AVENUE  
PEORIA, ILLINOIS

**ARCHITECT:** N/A

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**OWNER:** PLEASURE DRIVEWAY AND PARK DISTRICT OF  
PEORIA, PEORIA, ILLINOIS

**TRUSTEES:** TIMOTHY J. CASSIDY, PRESIDENT  
ROBERT L. JOHNSON, SR.  
JACQUELINE J. PETTY  
WARREN E. RAFFORD  
JOYCE HARANT  
MATTHEW P. RYAN  
NANCY L. SNOWDEN

**OWNER'S PROJECT MANAGER:** BECKY FREDRICKSON  
PLANNING, DESIGN AND CONSTRUCTION  
1314 N. PARK ROAD  
PEORIA, ILLINOIS 61604  
TELEPHONE: (309) 686-3386

**ADMINISTRATIVE STAFF:** EMILY CAHILL, EXECUTIVE DIRECTOR  
BRENT WHEELER, DEPUTY DIRECTOR  
MATT FREEMAN, SUPERINTENDENT OF PARKS  
JANET BUDZYNSKI, SUPERINTENDENT OF FINANCE AND  
ADMINISTRATIVE SERVICES  
BECKY FREDRICKSON, SUPERINTENDENT OF PLANNING,  
DESIGN AND CONSTRUCTION  
SHALESSE PIE, SUPERINTENDENT OF HUMAN  
RESOURCES

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Address all communications regarding this work to the Owner's Project Manager listed above.

**REQUEST FOR PROPOSALS - ADVERTISEMENT**

Sealed Proposals will be received by the Peoria Park District, Peoria, Illinois, hereinafter known as the Owner, for the following project:

Redevelopment of Site  
S.W. Corner of Knoxville Ave. & Northmoor Rd.  
(Formerly IDOT Headquarters)  
6035 N. Knoxville Avenue  
Peoria, IL

Sealed Proposals will be received until 2:00pm, Tuesday, July 10, 2018, prevailing time, by the Owner, at the Park District Administrative Office, 1125 W. Lake Ave., Peoria, Illinois 61614. (The Board Room clock shall be the official time keeping device in respect to the proposal submission deadline.)

An electronic file including Proposal Documents is available at [www.peoriaparks-planning.org](http://www.peoriaparks-planning.org) at no charge. Plans, Specifications and Interpretations for this project may be examined and/or obtained at the Design and Construction Department, Bradley Park Equipment Service Center, 1314 N. Park Road, Peoria, IL 61604. Telephone (309) 686-3386.

The Peoria Park District reserves the right to reject any or all proposals or to waive any informalities.

PLEASURE DRIVEWAY AND PARK DISTRICT  
OF PEORIA, ILLINOIS

BY: TIMOTHY J. CASSIDY, President

BY: CARLEY ALLENSWORTH, Secretary

**PEORIA PARK DISTRICT**  
**REQUEST FOR PROPOSALS**  
**FOR REDEVELOPMENT OF SITE**  
**S.W. CORNER OF KNOXVILLE AVE. & NORTHMOOR RD.**  
**(FORMER IDOT HEADQUARTERS)**  
**6035 N. KNOXVILLE AVE.**  
**PEORIA, IL**

**Goal of RFP:**

The Peoria Park District (Park District) is seeking proposals from developers, business organizations, or individuals who are interested in leading the effort to redevelop the Park District's seven acre parcel located at the southwest corner of Knoxville Avenue and Northmoor Road formerly known as the IDOT Headquarters. This Request for Proposals (RFP) is intended to solicit responses from only those developers, businesses organizations, or individuals that are interested and able to lead and finance the re-development of the site. This may be accomplished through a variety of methods, including public/private partnership, a lease arrangement, or other appropriate legal mechanism.

The Park District's overall goal is to develop the site in a way that is consistent with the Park District's mission and its adjacent Donovan Park, is good for our community, puts the property back on the tax rolls, and provides an on-going revenue source for the Park District. Existing buildings and infrastructure can be re-purposed or demolished for site re-development. All viable ideas that meet the District's goals for the site will be considered.

Due to restrictions on the use of public property, religious and political uses will not be entertained.

**General Site Information:**

**PIN:** 14-16-327-008

**Address:**  
6035 N. Knoxville Ave.  
Peoria, IL 61615

**Acreage:** +/-7.06 acres

**Zoning:** C1



## Property History:

- General:

The main building was constructed in 1937.

In 1996 the State of Illinois sold the property to the Peoria Park District for \$1.00. The Park District's intention was to convert the buildings and grounds into their main administrative headquarters. Due to a series of events, this plan did not materialize and the property was minimally used for offices and storage of equipment and materials. There was a stipulation placed in the quitclaim deed from the State of Illinois that the property was to be used for public purposes for a period of 20 years. That time period has elapsed and the restrictions are no longer valid.

- Existing Buildings/Infrastructure:

Buildings #1 & #2: Main brick building and garage

Constructed in 1937.

Basement contains 6,023 sq ft.

Main level contains 15,240 sq ft. plus open garage of 8,700 sq ft.

Second floor contains 11,620 sq ft.

Concrete floors, reinforced concrete walls, double "T" precast concrete ceilings between the basement and the first floor.

Exterior walls are concrete foundation walls, wire cut two-tone face brick on cement block walls. The roof is flat built up and was installed in 2005.

Building #3: Annex (old Golf and RiverFront operations offices)

Unsure of date of construction.

Total area 8,656 sq ft.

Exterior consists of concrete foundation, face brick on cement block walls. The roof is laminated shingle.

Buildings #4 & #5: Cold Storage

Total area 11,556 sq ft.

Concrete floor and foundation, face brick on cement block walls.

Building #6: Cement block warehouse with loading dock

Total area 5,760 sq ft.

#7: Material bins and sheds

#8: Approximately 100,000 sq ft. of bituminous pavement

- Environmental Conditions:

Interior of Building #1: Environmental testing indicated presence of asbestos containing material.

Site: A Phase 1 Environmental Assessment is underway. There are indicators that there are underground storage tanks on site.

### **Process, Selection Criteria, and Timeline:**

Sealed Proposals will be received until 2:00pm, Tuesday, July 10, 2018, prevailing time, by the Owner, at the Park District Administrative Office, 1125 W. Lake Ave., Peoria, Illinois 61614. (The Board Room clock shall be the official time keeping device in respect to the proposal submission deadline.)

The Park District's Project Review Team will conduct interviews of those qualified developers submitting the most promising projects. After the interviews, the preferred developer will be selected and the Project Review Team will enter into negotiations with that developer. The Park District reserves the right to reject all proposals and to waive any deviation from the guidance provided. All costs incurred by the developers associated with this process are the sole responsibility of the developer.

### **Selection Criteria:**

A developer will be selected based on, but not limited to, the following criteria:

- Compliance with the RFP submission requirements
- Proposed development and investment
- Team qualifications and experience with similar projects
- Capacity to attract and secure financing
- Project integration and benefit to the Park District

### **Questions or Inquiries:**

Questions and requests for site visits should be directed to Becky Fredrickson.

Phone: (309) 686-3386

Email: rfredrickson@peoriaparks.org

### **Proposal/Submittal Requirements:**

These requirements are designed to establish a Developer's overall capacity to complete this project and to meet the requirements and obligations associated with the land.

1. Project Narrative:
  - a) Description of development plan for the selected parcel including use, number of units (for residential) and/or rentable square feet (for commercial, retail or office);
  - b) Schematic drawing of proposed project, including site plan and elevations;
  - c) Prospective development timeline including major milestones;
  - d) Explanation of ownership entity (single owner, partnership, LLC); and
  - e) Description of the development team including primary contact information (legal name and address of entity submitting proposal).
  
2. Relevant Development Experience:
  - a) Include brief description of similar projects (date, location, concept);
  - b) Photographs of similar projects;
  - c) Description and role of development entity;
  - d) Detailed description of how the developer will engage the community to the fullest extent for this project; and
  - e) References – strong references include banks, municipal entities, co-developers, and tenants.
  
3. Financial Capacity:
  - a) Detailed description of ability to finance the costs associated with project;
  - b) Identify the people or entities in the proposed development team, including any and all joint venture, general or limited partners, and respective percentages of interest;
  - c) Role of each development partner in the implementation of the development plan; and
  - d) Explanation of the developer's previous experience in attracting equity investors.
  
4. Budgets:
  - a) Preliminary development budget listing proposed sources and uses;
  - b) Prospective construction budget; and
  - c) Tax generation estimates.

**General Information:**

The Peoria Park District is not liable for any costs incurred by proposers prior to issuance of an agreement or contract. All costs associated with the development of the proposals, oral presentation, or any other such expenses incurred by the proposers in responding to the RFP are entirely the responsibility of the proposer, and shall not be reimbursed in any manner by the Peoria Park District.

All expenses associated with the renovation and continued maintenance and repair of the site and buildings shall be the responsibility of the successful proposer.

Note: With this facility being owned by the Peoria Park District, all construction, renovation, maintenance or repair work shall be paid at prevailing wage rates.

All forms of contractual arrangement will be considered, including, without limitation, a long term lease.

If a response includes a long term lease, the Park District expects the following to be addressed:

1. Proposed length of term of lease.
2. Payment of Fair Market Value Rent based upon building's condition, required level of investment, and length of term proposed.
3. Lease termination clause included for cause or default.
4. Facilities and premises must be appropriately insured. Certificates of Insurance must be provided to the Peoria Park District upon Lease execution. All policies must name the Park District as an Additionally Insured.
5. Property Insurance coverage must be provided in amounts equivalent to the selected applicant's level of investment.
6. Alcohol may be consumed within the Leased Premises. However, Lessee must comply with all applicable laws and maintain any required licenses, permits or certificates, including liquor licenses and corresponding insurance.
7. Lessee must comply with Peoria Park District ordinances unless waivers are requested and granted.
8. Taxes and Assessments: Lessee is responsible for all applicable taxes and assessments on the leased facilities imposed by federal, state, or local agencies.
9. Utilities: Lessee is responsible for all utility costs whether or not these are supplied by the Park District, as well as any pass through charges.
10. Restrictions: Lessee has no preferential right of renewal for the Lease.

**Condition of the Premises:**

1. All buildings will be delivered "As Is with all faults." If a lease arrangement is used, all renovation, rehabilitation, repairs, maintenance, and alterations undertaken by the Lessee must be approved by and coordinated with the Park District.

**Vendor Documents:**

Successful proposer shall complete/and or provide all required paperwork as a vendor of the Park District. This shall include, but is not limited to the following:

- Insurance certificates and endorsements
- EEO certification
- Sexual Harassment Policy
- W-9
- Substance Abuse Prevention Program Certification
- Certification of Safety Compliance
- Illinois Drug Free Workplace Certification