



**REBUILD
ILLINOIS**

Corridor Improvements for Rebuild Distressed Communities Request for Proposals

Local Initiative Services Corporation (LISC) and Chicago Neighborhood Initiatives, Inc. (CNI) on behalf of the Illinois Department of Commerce and Economic Opportunity (DCEO) invite eligible organizations/entities to submit a request for proposal to the **Corridor Improvements for Rebuild Distressed Communities (CIRDC) grant program**.

Background

The Rebuild Distressed Communities (RDC) program supports Illinois businesses and communities that have sustained property damage as a result of civil unrest during protests and demonstrations on or after May 25, 2020.

This program is being administered by Local Initiatives Support Corporation (LISC) and Chicago Neighborhood Initiative (CNI) on behalf of the Illinois Department of Commerce and Economic Opportunity. The capital funds are used to reimburse Illinois businesses for significant repairs to properties that have already occurred or will fund repairs for new construction performed by qualified vendors in order to help the business and community recover as quickly as possible.

Eligible impacted businesses can be awarded reimbursement for already completed repairs and/or a grant for new construction under this program. Non-profits and community economic development/corporations and of the likes are also eligible to apply for new capital improvement projects in areas where civil unrest occurred. Projects for corridor improvements will repair and improve the surrounding area while increasing economic opportunities for impacted businesses, serving to make businesses and the corridor whole after experiencing civil unrest.

Funds to make repairs or perform new construction through the Rebuild Distressed Communities program will be from the **Rebuild Illinois Program funded by Public Act 101-0638**.

This round of funding for the RDC program includes an RFP process and is for "Corridor Improvement" requests only.

Program Description

The **Corridor Improvements for Rebuild Distressed Communities** program will fund capital improvement projects in communities along commercial corridors that experienced property damage during civil unrest activities on or after May 25, 2020. This component of funding provides opportunities for communities to strengthen local economies and encourage economic development in the area. The capital funds from this program will allow grantee organizations to support impacted businesses as they repair and recover from rioting and looting experienced during civil unrest by attracting economic activity, repairing and improving the infrastructure and security of the corridor, and helping to facilitate a more vibrant and safer environment. The support provided by this program ensures impacted businesses can fully recover from sustained damages due to civil unrest.

The goal of this program is to invest and support the recovery in Illinois communities and corridors where businesses were affected by civil unrest late summer. The funded project must entail capital investment that meets bondable requirements set by the **Rebuild Illinois Program funded by Public Act**

101-0638. See “General Guidelines for Utilization of Bond Proceeds” on pg. # for a list of eligible expenses for these grants. Projects may include but are not limited to:

- Improvements to sidewalks or public parking;
- Structural repair or reconstruction of public buildings or other property;
- Installation of security cameras that is a “true network” to oversee the business corridor;
- Installation of street lights;
- Landscaping and signage, if associated with a larger bondable project.

Successful applicants will demonstrate that they have experience managing local economic development activities, strong relationships with local business and property owners, and good working relationships with community stakeholders.

Funding

This grant program is utilizing state funds appropriated by the **Rebuild Illinois Program funded by Public Act 101-0638.**

The total amount of grant funds allocated for this RFP from the Rebuild Distressed Communities grant award is \$10,000,000. Applicants to this RFP will be eligible for up to \$1,500,000. All applications will need to be reviewed by DCEO. The amount of the award will be based on anticipated costs associated with the proposed project that are necessary and reasonable for the performance of the award and meet the Illinois Department of Commerce and Economic Opportunity’s Capital Expenditures and Bondability Guidelines (Attachment 1).

This round of the RDC program includes an RFP process and is for neighborhood improvement requests only. Below describes the eligibility and funding request process for RDC Neighborhood Improvements:

Eligible Applicants

Eligible applicants include agencies that will serve or already serve as community liaisons for eligible corridors, defined below, and that can demonstrate that their presence and proposed business corridor project will increase viability of the businesses serving or planning on serving that corridor and surrounding area for the benefit of the community at large.

Eligible organizations are nonprofits or municipal governments including but not limited to:

- Business Improvement Districts
- Local/Neighborhood Chambers of Commerce or Business Associations
- Economic/Community Development Organizations
- Special Service Area Hosts
- Local Governments and Municipalities

Applicants that do not meet these criteria are ineligible. Proof of organization status and “Good Standing” with the Illinois Secretary of State may be required.

Eligible Corridors

This section defines the corridors eligible to apply for this program. All applicants must demonstrate that businesses in the nearby area experienced property damage due to civil unrest during the relevant period on or after May 25, 2020.

- Project must be located in the list of **priority** zip codes or the list of eligible **economically distressed areas** zip codes that has been identified by the Department of Commerce & Economic Opportunity (DCEO). **(See Attachments 2 and 3)**
- Coverage limited to the block (or blocks) that experienced property damage. If continuity of project would be disrupted between eligible blocks, grant partner can consider other adjacent contiguous areas with DCEO approval.
- As evidence of property damage, applicant can submit an approved application from an area business; police reports, media coverage, social media posts, photos, etc.

Eligible Uses for Neighborhood Improvements

The following table shows the types of expenses that are eligible for use under these capital grants.

Type of Project	Bondable Expenditures	Examples
Utilities	<i>Installation or replacement of:</i> <ul style="list-style-type: none">▪ Tap-ons or extensions of existing utility systems.▪ Earth moving for utility or other related conservation purposes.▪ Trenches or ditches dug for the purpose of providing ducts to remove excessive rainfall and prevent erosion▪ Internet & Broadband Infrastructure	

<p>Buildings, Additions & Structures</p>	<ul style="list-style-type: none">▪ Security cameras and technology enhancements along the business corridor to oversee and support revitalization of the business corridor▪ Total replacement and installation of security shutters, lighting systems, electrical systems▪ New construction of buildings or structures.▪ New additions to existing buildings or structures.▪ Reconstruction of an existing building or structure (, storefronts, entrances, doors, and brickwork; total repair/replacement of roofing and/or windows).▪ Exterior work to surface, structure or foundation to extend useful life.▪ Roof Work: limited to removal of the system to the decking as well as stone, metal or other work to control water damage or ice formation.▪ ADA accessibility improvements, moving toilets, water fountains, ramps and stairs, etc.	
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Site Improvements	<ul style="list-style-type: none"> ▪ Demolition, when done in preparation for additional bondable construction. ▪ Grading sidewalks: terracing, exterior lighting, seeding/sodding if part of a larger bondable project. ▪ Landscaping, installation of plant material if associated with a bondable project. ▪ New Construction of a road, parking lot or; extension of a road, parking lot ▪ Upgrade of road or parking lot. ▪ Wayfinding Signage, if part of a larger bondable project 	
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***Planning expenses, such as construction management and oversight, engineering design, environmental assessment etc. are eligible only if done as part of a larger (grant funded) bondable project.**

Ineligible Uses for Neighborhood Improvements

General Examples of Non-Bondable Expenditures

In general, the grant funds available through this RFP may not be used for the following expenditures:

1. Operational and administrative expenses;
2. Lease payments for rental of equipment or facilities;
3. Costs of staff or resident labor and material;
4. Expenditures to acquire or construct temporary facilities;
5. Purchase of automobiles, trucks, farm equipment, boats or rolling stock;
6. Livestock or laboratory animals;
7. Unpredictable or unusual legal expenses;
8. Costs for archaeological digs, research or exploration.

Work that contains repairs, maintenance or remodeling of a limited nature or scope, which is not done as part of a larger bondable project, shall not be considered a bondable capital project.

*** Please visit the [Rebuild Illinois Bondability Guidelines \(Attachment 1\)](#) document for any clarification on expenses that may or may not be listed here.

Program Goals and Priorities

The ultimate goal is to revitalize neighborhood cores that have historically served as focal points for pedestrian activity, shopping, services, transportation, public spaces and quality-of life amenities for local residents in underinvested communities. The proposed projects should prioritize improvements to public space that will support ongoing work to stimulate and sustain local economic activity.

The Department of Commerce and Economic Opportunity encourages that qualified vendors that make repairs or perform new construction to be from the local community or be residents of Illinois, and utilize labor from the local community. During periods of high unemployment, the Employment of Illinois Workers on Public Works Act requires that projects funded or financed with State funds use Illinois labor at 90% of the project's labor force. (30 ILCS 570/3). Illinois' extended unemployment rate over 5% triggers that law, requiring the labor force for these projects to be 90% Illinois resident.

The programs mission is to support and maintain a climate that enables diverse businesses, workers and communities to participate and contract with this program. The program encourages the use of contracting diverse business enterprises for the Rebuild Distressed Communities Corridor Improvements projects. The Department of Commerce and Economic Opportunity encourages that qualified vendors that make repairs or perform new construction to be from the local community or be residents of Illinois, and utilize labor from the local community or be residents of Illinois.

Therefore, organizations who are awarded grant funds will be required to comply with the following guidelines pursuant to the Department of Commerce & Economic Opportunity and State of Illinois compiled statutes.

Business Enterprise Program (30 ILCS 575/0.01 et seq.): For grant awards of \$250,000 or more, the grantee will be required to comply with the Business Enterprise Program for Minorities, Females, and Persons with Disabilities Act, which establishes a goal for contracting with businesses that have been certified as owned and controlled by persons who are minority, female or who have disabilities. The Department and the Capital Development Board will work with the grantee to ensure compliance prior to the establishment of the grant agreement as well as through the life of the grant.

Environmental Review Requirements: Capital grants will be reviewed to determine environmental review requirements. Based on the scope of the project, the grantee may be required to complete additional environmental approvals before a grant agreement can be initiated.

Illinois Works Jobs Program Act (30 ILCS 559/20-1 et seq.): For grants with an estimated total project cost of \$500,000 or more, the grantee will be required to comply with the Illinois Works Apprenticeship Initiative (30 ILCS 559/20-20 to 20-25) and all applicable administrative rules. The "estimated total project cost" is a good faith approximation at the time an applicant submits to the Department a grant application of the costs of an entire project being paid for in whole or in part by appropriated capital funds to construct a public work. The goal of the Illinois Apprenticeship Initiative is that apprentices will perform either 10% of the total labor hours actually worked in each prevailing wage classification or 10% of the estimated labor hours in each prevailing wage classification, whichever is less. Grantees will be permitted to seek from the Department a waiver or reduction of this goal in certain circumstances pursuant to 30 ILCS 559/20-20(b). The grantee must ensure compliance for the life of the entire project,

including during the term of the grant and after the term ends, if applicable, and will be required to report on and certify its compliance.

Prevailing Wage Act (820 ILCS 130/0.01 et seq.): Applicants that are awarded grants shall comply with all requirements of the Prevailing Wage Act, including but not limited to, inserting into all contracts for construction a stipulation to the effect that not less than the prevailing rate of wages as applicable to the project shall be paid to all laborers, workers, and mechanics performing work under the award and requiring all bonds of contractors to include a provision as will guarantee the faithful performance of such prevailing wage clause as provided by contract. Grantees will be required to report on Prevailing Wage Act compliance on a monthly basis.

Employment of Illinois Workers on Public Works Act (30 ILCS 570/0.01 et seq.): All grantees will be required to comply with the Employment of Illinois Workers on Public Works Act (30 ILCS 570/0.01 et seq.) (the "Act"), which provides that whenever there is a period of excessive unemployment in Illinois (as defined by the Act), if the Grantee is using Grant Funds for (1) constructing or building any public works, or (2) performing the clean-up and on-site disposal of hazardous waste for the State of Illinois or any political subdivision of the State, then the Grantee shall employ at least 90% Illinois laborers on such project. Illinois laborers refers to any person who has resided in Illinois for at least 30 days and intends to become or remain an Illinois resident. Grantees may receive an exception from this requirement by submitting a request and supporting documents certifying that Illinois laborers are either not available or are incapable of performing the particular type of work involved. The certification must: (a) be submitted to the grant manager within the first quarter of the Award Term; (b) provide sufficient support that demonstrates the exception is met; (c) be signed by an authorized signatory of the Grantee; and (d) be approved by DCEO in consultation with the Illinois Department of Labor. In addition, every contractor on a public works project or improvement or hazardous waste clean-up and on-site disposal project in this State may place on such work no more than 3 (or 6 in the case of a hazardous waste clean-up and on-site disposal project) of the contractor's regularly employed non-resident executive and technical experts.

Program Proposal Priorities

- **Scope of Damage:** Communities demonstrating more damage experienced due to civil unrest – whether multiple businesses or damage to the corridor - will be prioritized.
- **Distressed Communities:** Communities with higher poverty and unemployment rates.
- **Location:** Geographic distribution of funded projects will be considered to ensure funds are not concentrated to one region of the state.
- **Investment:** Potential impact for improvement to resiliency and revitalization as demonstrated in the project narrative.

RFP responding organizations should demonstrate the following:

- Economic development experience including marketing, assisting, enhancing, and attracting investment in the community.
- Have existing relationships with business owners and property owners on the proposed project corridor.

- Have experience working with city/municipal or state incentive programs such as TIF, NOF, managing an SSA, and/or others.
- Be able to identify and move forward projects that will support small businesses, enhance neighborhood identity, and improve the area's business district.
- A detailed plan of your proposed improvement projects and the impact potential for the corridor.

Each proposal is to consist of four parts: an organizational overview, overview to describe the damage caused as a result of civil unrest, details on the proposed corridor improvement project, and demonstration of community support.

- **Part 1** - Organization overview – A detailed description of your organization and its mission
- **Part 2** - Overview on the proposed neighborhood improvement project. Please include examples of innovative projects your organization has successfully managed and the impact those projects have had on the community. Please provide detail on how your proposed project will respond to the community's need, support small businesses, enhance safety, and promote business attraction and retention strategies to the neighborhood improvement area.
- **Part 3** - Project Detail - Describe the scope of work, include a project budget and schedule as well as a list of proposed vendors and contractors.
- **Part 4** - Letters of Support – Letters from local stakeholders such as your alderman, small businesses, or partner organizations that demonstrates your organization's ability to successfully manage the neighborhood improvement plan.

Project/Construction Budget

Please utilize the budget form provided with this RFP to demonstrate how program funds will be utilized. Information in this section does not need to be final. For the itemized project budget, for example, contractor estimates are preferred, but not required. A well-informed "best guess" that can be used to evaluate the overall scope of the project is acceptable. Please note that all work is subject to the Illinois Department of Commerce and Economic Opportunity's *Capital Expenditures and Bondability Guidelines (Attachment 1)*.

Project/Construction Sources and Uses

Please utilize the *Sources and Uses (Attachment 4)* form provided with this RFP to provide information as to where your sources of funding are coming from, including grant request. This will show that the organization has the source of funds available to see project through completion.

Content and Form of Application Submission

A standard request for proposal package must be submitted and will be reviewed by the grant administrators. Each package should contain the following items:

1. Project Narrative in both Word and PDF format (no limit on number of pages, spacing, font, etc.)
2. Project Budget utilizing "excel" template provided by the Administrator for this project
3. Project Source and Uses utilizing "excel" template provided by the Administrator for this project
4. Letters of Support (Maximum 3)

Each applicant is required to:

(i) Provide if registered in the System for Award Management (SAM) system, provide the SAMS cage code with application. To establish a SAM registration, go to www.SAM.gov and/or utilize this instructional link: How to Register in SAM from the www.grants.illinois.gov Resource Links tab.

(ii) Provide a valid DUNS number in its application; and,

(iii) Be in Good Standing with the State of Illinois, if applicable

Submission Dates and Times

All applications and all required documentation shall be submitted electronically and must be received no later than 11:59 p.m. **sixty (60)** calendar days from the date the final draft is posted. The grant administrators and DCEO reserves the right to issue a reduced award, or not to issue any award. Applicants may only submit (1) one proposal for this program.

RFP ISSUE DATE: April 5, 2021

RFP DUE DATE: June 7, 2021

RFP Responses should be submitted by email to RDC_Grant@lisc.org by 5pm on June 7, 2021.

Application Review Information

Proposals will be reviewed and prioritized based on a review of the submittal requirements and that demonstrate capacities outlined below and the priorities above. CNI & LISC may request additional written information from respondents.

Grant proposals will be reviewed on a competitive basis. Each proposal will be scored on a 100-point scale. The grant administrators shall consider the following criteria when evaluating the application submittal:

(40 points) Project Need – Based on the evaluation of the need within the community relevant to the funding opportunity available, a maximum of 40 points may be awarded in this category. Proof that the

project would not be viable without funding from the grant will be given consideration over other projects.

(25 points) Capacity – Based on the scope of work provided, a maximum of 25 points will be awarded to the entity which demonstrates the ability to successfully complete the project for which the funds were intended within this funding opportunity.

(20 points) Quality – Based on the application packages received, a maximum of 20 points will be awarded to the entity that demonstrates the totality of features and characteristics, project or product defined in this funding opportunity and the ability to satisfy the requirements. Projects that can demonstrate an existing community network of will be given consideration over other projects.

(15 points) Societal Impact – Based on the application packages received, a maximum of 15 points will be awarded to the entity that demonstrates the funds will create a positive societal impact within the community.

All proposals for this RFP will need to be approved by DCEO.

Once submissions are prioritized, CNI and LISC will determine which proposals can be supported with the available funding and will follow up with selected grantees to enter into grant agreements.

Review and Selection Process

Applications will be graded using the Merit Review Process and scored on the criteria specified “Application Review Information” section. The administrators will designate an Evaluation Committee to grade each application received for this funding opportunity. The final score of each Committee member will be calculated and an average of all scores will be the final grantee score. Each applicant will then be ranked by their score.

After completion of the Merit Review Process, a grant agreement will be offered to the awarded grantee which will specify the funding terms and specific conditions.

Submissions should answer all the following questions (not including letters of support, sources and uses form and budget template):

1. Please describe the impact of civil unrest on your commercial corridor.
2. Please provide a detailed description of your proposed corridor improvement plan. How would your plan support small businesses, enhance neighborhood identity, and improve the business district and surrounding areas?
3. Project Narrative: Please describe the scope of work, provide drawings and renderings, photos, a project budget and schedule, as well as a list of proposed vendors and contractors. **(see attached program description and budget template)**
4. Organizational Background and Capacity to complete the work: Please provide background on your organization’s mission and your track record of success working within the neighborhood improvement area.

- a. Organization's mission and current community work.
 - b. Experience in overseeing and contracting for capital improvement work.
 - c. One or two recent examples of your organization's specific role on successful development projects, identifying opportunities for your neighborhood, and/or working with government incentivized programs. (ex. TIF, NOF, CDBG, SSA, DCEO grants, etc.).
 - d. Organization's experience working on the commercial corridor and with business and community stakeholders.
 - e. Project partners, roles and responsibilities in carrying out the proposed project on one or two recent examples of your partners' specific role on successful development projects including the dollar value of each.
 - f. Description of your current working relationships with key stakeholders – business owners, property owners, community organizations, elected officials, etc.
5. Please provide at least one and up to three letters of support that demonstrate your relationships with stakeholders in the neighborhood. We strongly recommend that at least one of these letters be from a public official from your proposed corridor improvement area.

Guidelines and Conditions

- Any responses received after the date and time specified in the RFP will not be considered.
- Responses must be submitted electronically RDC_Grant@lisc.org
- CNI, LISC and DCEO reserve the right to accept or reject any or all proposals.
- CNI, LISC and DCEO reserve the right to request clarification of information submitted and to request additional information from one or more respondents.
- It is the responsibility of each respondent to examine the entire RFP, seek clarification, and review its response for accuracy before submitting the proposal.
- CNI, LISC, and DCEO assume no responsibility or obligation to the applicants submitting proposals and will make no payment for any costs associated with the preparation or submission of a proposal.
- Grant recipients must comply with local government regarding improvement of public property.