



**REQUEST FOR PROPOSALS – BROWNFIELDS SITE REDEVELOPMENT
CITY OF BLUE ISLAND – SOUTH COD REDEVELOPMENT AREA**

BACKGROUND

The City of Blue Island is a 4.5 square mile, 175-year old community that borders the southwest corner of Chicago. Blue Island grew up as a transportation and industrial center, with a traditional main street area that met local commercial needs. The present land use and infrastructure of Blue Island reflects this legacy. In 2005, Blue Island adopted an economic development plan to revitalize the city's commercial and industrial districts based on Transit- and Cargo-Oriented Development ("TOD" and "COD") redevelopment strategies. With the help of USEA Brownfields Assessment grants, the Community Development Department launched its Brownfields Initiative, which seeks to inventory, prioritize and assess the environmental conditions of properties located within selected redevelopment areas.

SCOPE OF PROJECT

The City of Blue Island seeks assistance in producing a site reuse plan within the City's South COD district. Building on *Blue Island Brownfields: A Technical Report and Recommendations* prepared by Delta Redevelopment Institute in February 2010, the area selected is a triangular-shaped site bounded by 135th Street to the north, Metra ROW to the east, and Sacramento Ave to the west (which is also a border with the Village of Robbins). The redevelopment area includes several active businesses, including a scrap recycler and auto uses, active commercial railroad lines, a Metra station, and a creek/slough system. See attached site map.

The City of Blue Island wishes to obtain qualifications and a priced proposal for site planning and recommendations associated with the redevelopment of Brownfield sites in the South COD area. The work will be completed in cooperation with the City of Blue Island and as part of its USEPA Brownfields Assessment grant. All work that is completed shall conform to respective EPA Brownfields requirements. More information on the Blue Island's Brownfield Assessment project can be found online at <http://www.blueisland.org/brownfields-redevelopment/>

Your qualifications and proposal should address the following major work items:

1) Site Reuse and Marketability

Based on the findings of field investigations completed by V3 Co., evaluate potential for successful redevelopment. Propose reuse and development opportunities based on site's key assets, area market demand, and future needs based on related redevelopment goals. Compatibility with residential neighborhoods is an important consideration.

2) Naturalized Remediation, Green Infrastructure, and Recreation

Outline concepts for naturalized site remediation, detention, and floodplain management, tied to expansion of open space and passive recreation through Calumet Slough and improvements to Midlothian Creek.

3) Development Strategies

Encourage inter-jurisdictional approaches among leading stakeholders within the redevelopment area – the Village of Robbins, Metropolitan Water Reclamation District, and Metra – forwarding recommendations found in existing plans and studies from [Metropolitan Planning Council](#), [RTA](#), [SSMMA/Calumet River Corridor](#), and others.

SUBMISSION REQUIREMENTS

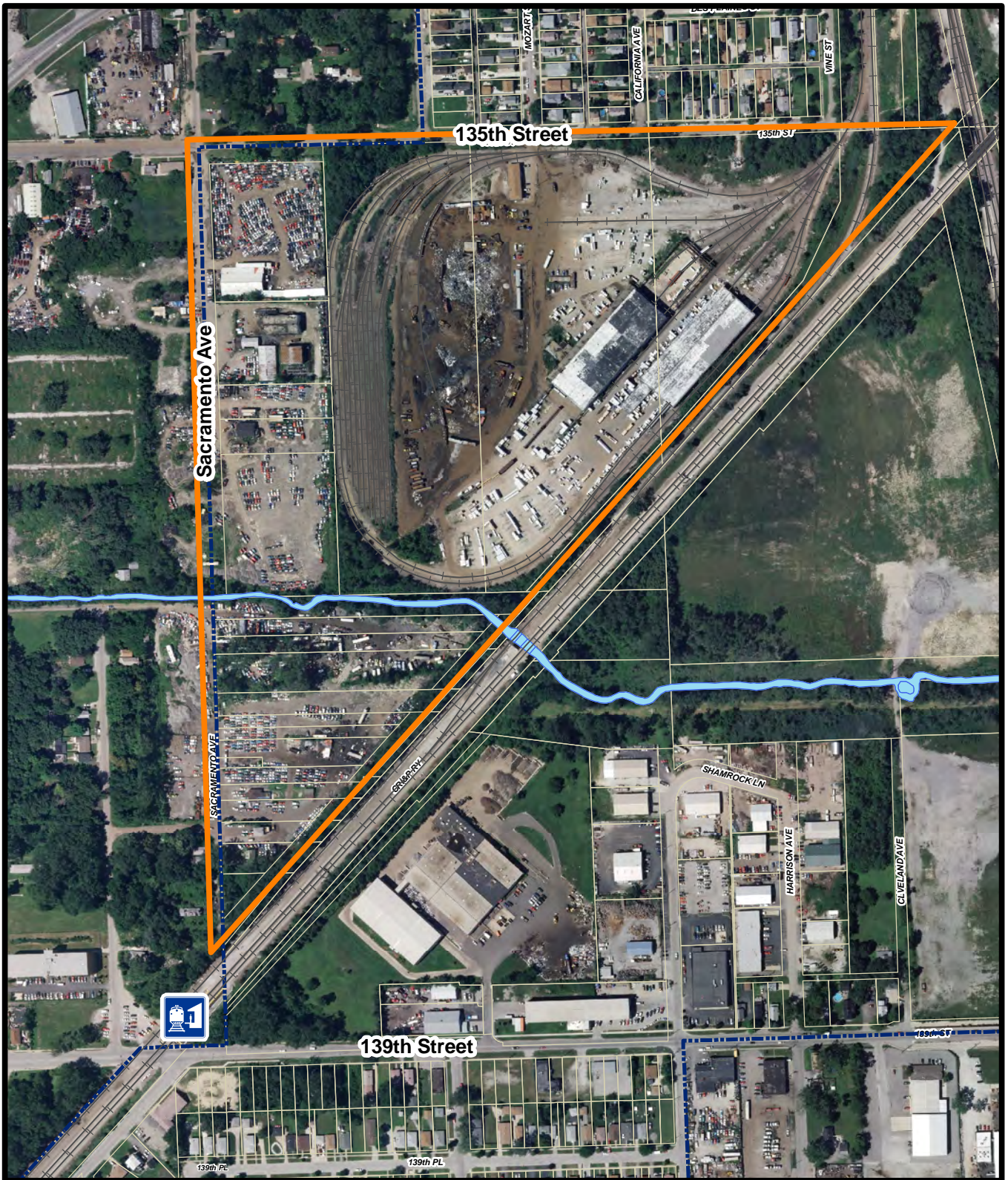
- 1) *Proposal Narrative:* A proposal narrative explaining the overall strategy to be taken toward completion of the project, how each of the major work items listed above will be carried out, and any recommended changes in the project scope as presented in this RFP. Be sure to address project timing. Project must be completed by June 30, 2011.
- 2) *Qualifications:* Brief statement of qualifications together with appropriate supplemental information demonstrating qualifications of the firm and the key personnel identified to undertake the proposed project. Please indicate the numbers of years the firm and the key personnel have been involved in projects requiring a similar set of skills and expertise.
- 3) *Project Budget/Cost Proposal:* Submit a fixed-price cost proposal for the proposed consulting services, including, by major task, time and cost estimates for personnel as well non-personnel costs.
- 4) *References:* List of references, including municipalities or other organizations with which the firm has accomplished similar projects.
- 5) *Fee Schedule:* Fee schedule for professional and support staff to be included in the project.
- 6) *Contracts:* Submit proposed professional services agreement, including relevant terms and conditions, and a statement of available insurance.

Deadline for submission of your qualifications and proposal is **April 8th, 2011 at 5:00pm**. Please submit three hard copies and one electronic copy to:

City of Blue Island
Community Development Department
13051 Greenwood Avenue
Blue Island, IL 60406

Direct all responses and questions via **email** to:

Jason Berry, Special Projects Manager
jberry@cityofblueisland.org



Selected Redevelopment Area

USEPA 2008 Brownfields Assessment Grant
South COD District

BICDD; 03/25/2011

