

METROPOLITAN PIER AND EXPOSITION AUTHORITY



REQUEST FOR INFORMATION LAKESIDE CENTER REDEVELOPMENT

ADDENDUM NO. 2

November 15, 2022

This Addendum No. 2 consists of three (3) pages and has the following information to be incorporated into the Request for Information (RFI):

Item #1: The information contained in the following link was provided at the site visits:
<https://mccormickplace.com/wp-content/uploads/floor-plan-images/pdfs/Lakeside-Center.pdf>

Item #2: Proposers’ questions and/or requests and the MPEA’s responses are provided below:

	Questions Received:	MPEA Response:
1	The RFI states that proposed projects “must include equivalent replacement space for tradeshows, exhibits, events and functions.” Is there a specific square footage of the existing Lakeside Center that must be maintained or replaced in order to meet this requirement? Is there an upper limit on existing Lakeside Center space that is available for non-convention uses?	There is no minimum or maximum requirement for convention space to remain in Lakeside. The proposal should result in functional spaces that are attractive to convention center clients. Currently Lakeside Center has 583,000 square feet of exhibit space, 141,000 square feet of meeting space including a 45,000 square foot ballroom and 40 meeting rooms plus a 4,192-seat theater. We will require an equivalent replacement of space either in Lakeside Center or on the campus.
2	Can the Lakeside Center convention and any other space that is converted for new uses be replaced elsewhere within the McCormick Place campus?	Yes, this is a possibility. The proposal should also include a proposed location for any displaced function spaces
3	To the extent proposals include plans to convert convention space within the Lakeside Center to other uses, does MPEA prefer that respondents replace any lost convention and related space from the Lakeside Center themselves, or would MPEA prefer to oversee the construction of replacement space?	Any replacement convention space will be designed and built, in collaboration with MPEA.
4	What zoning constraints, including height and density constraints, should respondents’ factor into their plans?	Lakeside Center is part of a Planned Development and is on and surrounded by land owned by the Chicago Park District. Respondents should use their best judgement as to what will be acceptable within these constraints and able to be approved by the pertinent governing authorities. https://gisapps.chicago.gov/ZoningMapWeb/?liab=1&config=zoning https://gisapps.chicago.gov/gisimages/zoning_pds/PD331.pdf
5	What interior and exterior elements of the Lakeside Center can and cannot be modified?	There are no restrictions to what elements can be proposed to be modified.
6	Can proposers suggest uses that go beyond the current building envelope, extending into adjacent surface parking lots, for example?	Yes, but the respondents should recognize that the land around Lakeside Center is owned by the Chicago Park District and any modifications will need to be approved by the pertinent authorities.
7	What is MPEA’s assumption on the impact or non-impact of construction and renovation work on convention operations/planned events at the Lakeside Center over the next decade?	Construction and renovation work will need to be phased to minimize the impact on convention operations, however MPEA realizes that any modifications will have an impact on operations.
8	Is MPEA open to proposals that incorporate additional entrances/access points beyond the currently existing single bridge over Lake Shore Drive? If so, does	Yes, MPEA would encourage making Lakeside Center more accessible to both pedestrians and vehicles, while maintaining the ability to keep the campus secure. The preference is to achieve both accessibility and security.

	MPEA have any preference regarding where additional access points should be located?	
9	We request that MPEA release information concerning Lakeside Center's ownership structure and zoning classification to inform RFI responses.	The Lakeside Center is owned by MPEA, on land that is owned by the Chicago Park District. The campus is a Planned Development, all of the details of which can be accessed on the City of Chicago website. https://gisapps.chicago.gov/ZoningMapWeb/?liab=1&config=zoning https://gisapps.chicago.gov/gisimages/zoning_pds/PD331.pdf
10	Are you looking to find a partner to help steward the future (fill capacity, bring in new revenue, invest for needed repairs, etc.) and work with current team?	Yes.
11	Are you looking to sell the property with a lease back arrangement?	No.
12	Are you looking to lease property? Or portion of property? Could we start out small and grow or do you prefer a majority of the space be purchased/leased?	The legal vehicle that will allow MPEA to share space in the Lakeside Center is to be determined. The preference is for a use that would complement the existing uses of the building.
13	Are you looking to raise money for repairs? Building improvements?	Yes.
14	Are you looking to hit target revenues? What is the operational cost?	These are issues that will be looked at in more detail in the next phase of development of the project.
15	Are you looking to donate space to an entity that serves the interests of the city? <u>Related Question:</u> Can you donate some of the space to a not-for-profit that serves the city?	Possibly. The legal vehicle that will allow MPEA to share space in the Lakeside Center is to be determined.
16	Are you looking to elevate the Chicago lakefront experience?	Yes.
17	Are you looking to increase tourism: improve Chicago brand as a destination (build revenue for the property and city beyond?)	Yes.
18	Are you looking to improve the property cache to draw more convention business?	Yes.
19	Are you looking to improve the health and wellness of the Chicago air and water, protect environment?	Yes.
20	What is the current/ideal arrangement with Navy Pier, other related stakeholders, property managers/leasing teams that should be considered?	Navy Pier is operated by a Non-Profit organization established in 2011. Stakeholders and management teams will be involved in the development of the project in more detail in the next phase of the project.
21	What are the political dynamics that may challenge the future usage of McCormick Place? <ul style="list-style-type: none"> • Are three unions and/or political groups invested to certain outcomes? • If an NGO leased space, would the NGO be expected to maintain guidelines with unions, etc.? 	McCormick Place is one of the most important economic drivers for the City and the State and has overwhelming political support for maintaining its status as the largest preeminent Convention Center in North America. It is a union campus and any partner on campus would be expected to participate.
22	Who is best to talk to learn more about the vision and parameters that would best fit the property?	At this point in the process, the proposers are being asked to "think big" without significant input or parameters in order to encourage as many ideas as possible to be shared.

23	What publications/data should be reviewed to learn more about the property and dynamics that should be considered to move forward?	<p>At this point in the process, the proposers are being asked to “think big” without significant input or parameters in order to encourage as many ideas as possible to be shared.</p> <p>Additional information about the property and campus can be found online:</p> <p>www.mpea.com www.mccormickplace.com www.mccormicksquarechicago.com</p>
24	Are you going to come out with an RFP? When? Who will it go out to?	Yes. The RFP will be issued publicly on the MPEA website at some point after the RFI responses have been reviewed, and options have been narrowed down to determine the scope of the RFP.
25	How can we best contribute to early thinking/ideas?	Please respond to the RFI request.
26	How can we prepare for an RFP? Should we start building a team that will be your partner? Should we look for a larger developer? Or should we start building a council of multiple corporate sponsors, city departments and organizations?	MPEA is currently focused on generating vigorous response to this RFI. The RFP process will follow and depend on responses received.