



# Chicago Metropolitan Agency for Planning

## Agenda Item No. 5.1

233 South Wacker Drive  
Suite 800  
Chicago, Illinois 60606

312 454 0400  
www.cmap.illinois.gov

### MEMORANDUM

**To:** CMAP Board

**From:** Dolores Dowdle  
Deputy Executive Director, Finance and Administration

**Date:** June 3, 2015

**Re:** Annual Commercial Data Renewal

CMAP maintains large data resources for use in its development, projection and evaluation of land use and transportation in the northeastern Illinois region. The required data is reviewed to determine how the data sets are used by staff, which staff uses the data sets and how frequently the data is used. If the data is not available from a free source, it must be purchased. The following data sets are being requested for purchase:

DATA SET	VENDOR	RENEWAL DATE	COST
Annual aerial photography for Cook, DuPage, Kane, Kendall, Lake, McHenry and Will Counties. Full cost of project over \$1.3 million. CMAP will be provided an entire set of the orthorectified imagery for the project area.	Partnership includes seven counties of northeast Illinois, CMAP and U.S. Geological Survey. Cook County is lead agency	7/1/2015	50,000
New real estate transactions, including foreclosures and tax sales.	Record Information Service	8/14/2015	900
New residential subdivision sites.	MetroStudy Online	10/1/2015	22,000
Commercial real estate information--national, regional, market and submarket trends and forecasts for rent, vacancy and inventory for apartments, office space, retail spaces and warehouses throughout the region.	Reis, Inc	10/31/2015	12,000
Listing of utility patents issued to organizations, corporations, universities and government agencies.	US Patent and Trademarks Office	11/15/2015	200
Online access to proposed, planned and new commercial construction data.	Reed Connect	11/1/2015	5,000

DATA SET	VENDOR	RENEWAL DATE	COST
Economic forecasts by county	Woods and Poole	7/1/2015	3,500
Annual tax bill information	Will County Assessor's Office	7/1/2015	1,000
Residential building permit data	US Census Bureau-Building Permits	12/29/2015	200
Academic licensing data	Association of University Technology Managers	12/30/2015	400
Regional data and analysis tools targeted to regional workforce and economic development professionals	EMSI	1/21/2015	20,000
Vehicles, types and location	Illinois Secretary of State-License Plates	1/26/2015	500
Current and cumulative US export and import data for over 18,000 export commodities and 24,000 import commodities	USA Trade Online	2/21/2015	300
Commercial real estate online database used to establish baseline market and economic conditions for municipalities.	CoStar Group	3/31/2015	33,000
Online database subscription services to business intelligence data, including: Locations (HQ and franchises), number of employees per location, NAICS/SIC codes, street address, corporate linkage information, bankruptcy indicators, DUNS number, Fortune 1000 rank, small business indicator and other elements	Dun & Bradstreet	6/15/2015	160,000
Semi-customized version of software application to CMAP used for the economic development impact analysis of major capital projects	TREDIS	6/30/2014	20,000
GIS files of nature preserves, threatened and endangered species and IL natural areas inventory	IDNR	5/2016	5,000
Regional Financial Data	Moody's	8/1/2015	20,000
<b>TOTAL</b>			<b>\$354,100</b>

It is recommended that the Board approve 1-year renewals of the itemized datasets listed above at \$354,000.00 and an additional contingency amount of \$46,000.00 for a total of \$400,000.00 Support for these commercial data sets purchases are included in the FY 2016 UWP operating funds.

ACTION REQUESTED: Approval



# Chicago Metropolitan Agency for Planning

Agenda Item No. 5.2

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## MEMORANDUM

**To:** CMAP Board

**From:** Dolores Dowdle  
Deputy Executive Director, Finance and Administration

**Date:** June 3, 2015

**Re:** Approve Contract to Create Transportation Impact Reduction  
and Green Infrastructure Plan for Governors State University

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The CMAP local technical assistance (LTA) program is designed to implement GO TO 2040 through assistance to local government. The purpose of the LTA program, which has been reflected clearly in its products, is to provide assistance to communities across the Chicago metropolitan region to undertake planning projects that advance the principles of GO TO 2040. Since the initiation of this program in 2011, CMAP has completed over 100 local planning projects, with 50 more currently underway.

Governors State University (GSU) is located in the Thorn Creek Watershed in southeastern Will County within the municipal boundaries of the Village of University Park. The campus suffers from flooding of surrounding access and on-campus roads (e.g., Crawford Avenue, University Drive) and parking lots, stream channel and bank erosion (including downcutting at the Thorn Creek culvert under Dralle Road), shoreline erosion, degraded water quality, and habitat degradation of lake, stream, wetland, and prairie ecosystems. GSU requested assistance in the LTA program to address transportation impacts while also integrating quality of life benefits of a holistic and integrated approach to open-space and natural resource preservation, education, research, sustainable development, tourism and economic development, and culture and the arts – a perspective that creates a central theme for this project. The project will create a comprehensive and sustainable transportation impact reduction and green infrastructure plan for the 750-acre campus.

A Request for Proposal (RFP) was issued to potential contractors as well as posted on the CMAP website. Eight proposals were received: Applied Ecological Services (AES), Cardno, Christopher B. Burke Engineering (CBBEL), Conservation Design Forum (CDF), Hey and Associates, Living Habitats, Northwater Consulting, and Weaver Consultants Group.

The proposals were reviewed by a team comprised of three CMAP staff members: Kate Evasic, Holly Hudson, and Jason Navota; and three external reviewers from GSU: Kevin Barto,

Geoffrey Bates, and Karen D’Arcy. The team based the evaluation on the following criteria listed in the RFP:

1. The demonstrated record of experience of the contractor as well as identified staff in providing the professional services identified in this scope of work.
2. The contractor’s overall approach to analyzing existing conditions, determining recommended best practices, and preparing the plans that address the priorities identified in the Scope of Services section.
3. The quality, relevance, and success in implementation of the examples of similar work.
4. The contractor’s integration of the principles of GO TO 2040 into the proposal.
5. The quality of the option(s) submitted.
6. Cost to CMAP, including consideration of all project costs and per-hour rates.

The review team reviewed and ranked all proposals. The team interviewed the four contractors receiving the highest scores – AES, CBBEL, CDF, and Northwater. The rankings of the proposals are based on the written proposals and interviews.

Criteria	Max. Score	AES	Cardno	CBBEL	CDF	Hey	Living Habitats	Northwater	Weaver
Experience	30	21.3	23.0	24.6	26.6	21.5	21.4	24.4	17.1
Approach to scope of services	30	23.4	23.7	26.3	24.5	21.6	15.2	25.3	21.5
Examples of similar work	15	9.7	10.2	11.5	12.9	9.1	11.8	11.9	9.6
Consistency with GO TO 2040	5	2.8	3.6	4.2	2.9	3.3	2.5	4.1	2.8
Cost	20	16.3 \$60,794	5.7 \$229,365	11.7 \$103,682	12.2 \$97,778	12.8 \$90,460	14.5 \$73,320	12.5 \$93,810	4.8 \$256,621
<b>Total</b>	<b>100</b>	<b>73.5</b>	<b>66.2</b>	<b>78.3</b>	<b>79.0</b>	<b>68.2</b>	<b>65.3</b>	<b>78.1</b>	<b>55.7</b>

Following the interviews, CMAP and GSU reached a consensus to select **CDF** as the contractor to create a transportation impact reduction and green infrastructure plan for Governors State University. CDF was ranked first overall before interviews occurred, with and without cost considerations. The team had a very strong interview performance, which demonstrated a depth of experience in flood mitigation, innovative stormwater management, ability to link stormwater planning with transportation impacts, and native habitat restoration and management planning in a variety of contexts, including university campuses. The inclusion of Geosyntec on the project team, which has extensive expertise in modeling flood and stormwater conditions and pollutant load reduction, adds significant value to the team. CDF also exhibited an ability to be flexible in the project approach to ensure an appropriate response to address flooding issues impacting GSU. The CDF team spoke to a holistic approach to address stormwater issues across the campus by integrating green infrastructure into the built and natural environments, including the Nathan Manilow Sculpture Park and future development and transportation infrastructure as outlined in the campus master plan.

Firms were permitted to submit optional, suggested additions to the project scope, which were not part of the base cost but which could be included at the discretion of CMAP and GSU. It is recommended that one option proposed by CDF be included which involves a pickup survey to obtain road profiles, culvert inverts, and potentially stream cross sections as necessary for stormwater modeling purposes. The interview team believes that the additional survey adds important value to the proposal, allowing the team to determine the cause of overtopping on Crawford Avenue and prepare appropriate mitigation alternatives. Based on follow-up discussions with CDF, it was determined that the cost of the critical elements of the base proposal scope of work including necessary pick up survey could be accomplished for \$99,896.

It is recommended that the Board approve a contract with Conservation Design Forum for \$99,896 to create a transportation impact reduction and green infrastructure plan for Governors State University. Support for the contract is included in the UWP contract, the MacArthur Foundation, and the Chicago Community Trust grants.

**ACTION REQUESTED:** Approval





# Chicago Metropolitan Agency for Planning

## Agenda Item No. 5.3

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### MEMORANDUM

**To:** CMAP Board

**From:** Dolores Dowdle  
Deputy Executive Director, Finance and Administration

**Date:** June 3, 2015

**Re:** Approve Contracts to Develop a Transportation Access Plan for  
the Historic Pullman National Monument

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The CMAP local technical assistance (LTA) program is designed to implement GO TO 2040 through assistance to local government. The purpose of the LTA program, which has been reflected clearly in its products, is to provide assistance to communities across the Chicago metropolitan region to undertake planning projects that advance the principles of GO TO 2040. Since the initiation of this program in 2011, CMAP has completed over 100 local planning projects, with 50 more currently underway.

This project is co-sponsored by numerous agencies: the National Parks Conservation Association (NPCA), the City of Chicago Department of Planning and Development (DPD), and the Chicago Department of Transportation (CDOT), and CMAP. For more than two years, NPCA has led the advocacy campaign to establish Chicago's first national monument – Pullman National Historical Monument. In early February of 2015, President Obama designated the district as a national monument.

The final deliverable will be a transportation access plan for the national park, within the sensitivities of a historic community that is a residential neighborhood with retail and manufacturing in close proximity. The multimodal transportation study will determine transportation needs, inventory assets, and develop ways to improve utilization of the wealth of transportation options. This will include transportation access from within the region, connections to transit options and neighboring communities as far east as Michigan Avenue, as well as signage and wayfinding throughout the district and parking management strategies for cars, tour buses, and RVs/campers.

A Request for Proposal (RFP) was issued to potential contractors as well as posted on the CMAP website. Six proposals were received: AECOM, Alta, Milhouse, Sam Schwartz Engineering (SSE), Terra Engineering, and TY Lin.

The proposals were reviewed by a team comprised of three CMAP staff members: Lindsay Bayley, Bob Dean, and Joe Szabo; and three external reviewers: Lynn McClure, NPCA; Brenda McGruder, CDOT; and Erica Sellke, Chicago DPD. The team based the evaluation on the following criteria listed in the RFP:

1. The demonstrated record of experience of the contractor as well as identified staff in providing the professional services identified in this scope of work. Experience should relate to the topical issues identified in the Project Background and Project Description sections, including transportation access to and throughout a national attraction.
2. The contractor's demonstrated understanding of the priorities identified in the Project Background and Project Description sections, including familiarity with National Park Service programs, and the effectiveness of the proposal at accomplishing these.
3. The contractor's approach to each element of the plan development process as described in the Scope of Services section, including community and stakeholder engagement and preparation of deliverables.
4. The quality, relevance, and implementation success of the examples of similar work.
5. The quality of the option(s) submitted.
6. The contractor's integration of the principles of GO TO 2040 into the proposal.
7. Cost to CMAP, including consideration of all project costs and per-hour costs.

During the review of the proposals, the review team determined that one element of the RFP would appropriately be sole sourced to the Volpe Center. The Volpe Center is a branch of the U.S. Department of Transportation which specializes, in part, in transportation planning to support the National Park Service. CMAP staff will separately contract with the Volpe Center to provide additional consulting services to support this project, and will work with Volpe to determine an appropriate scope, schedule, and budget. The contract with Volpe will not exceed \$20,000.

The review team reviewed and ranked all proposals, with consideration of the fact that an element of the work would be performed by the Volpe Center. The team interviewed the three contractors receiving the highest scores— AECOM, Sam Schwartz Engineering, and TY Lin. The rankings of the proposals are based on the written proposals and interviews.

Criteria	Max. Score	AECOM	Alta	Milhouse	SSE	Terra	TY Lin
Experience	30	25.6	21.3	15.0	23.3	15.1	25.6
Understanding of goals and purpose	20	15.8	13.6	13.2	16.4	10.6	14.9
Approach to process	20	14.9	14.8	12.1	17.3	12.8	15.8
Other (examples of similar work and consistency with GO TO 2040)	15	12.8	11.5	7.0	12.3	7.8	11.4
Cost	15	7.6 \$127,870	7.8 \$124,798	9.6 \$100,760	8.4 \$115,300	7.8 \$124,005	7.8 \$124,408
<b>Total</b>	<b>100</b>	<b>76.6</b>	<b>68.8</b>	<b>56.9</b>	<b>77.6</b>	<b>54.0</b>	<b>75.5</b>



The review team recommends **Sam Schwartz Engineering (SSE)** as the contractor for the Pullman transportation access plan for several reasons. They demonstrated excellent understanding of the significance of the Pullman site and the goals of the transportation access plan. SSE had the strongest consideration of the potential for the Pullman National Historical Monument and any proposed transportation improvements to benefit the surrounding neighborhoods, and integrated this as a major theme of their proposal. They also proposed the most extensive public engagement process by far, representing nearly one-third of the total project cost. SSE's subcontract to Teska, a firm with extensive planning experience on the far south side, also strengthened their proposal.

Following the review team's recommendation, staff negotiated with SSE to remove the element of their proposal that duplicated the expected work of the Volpe Center. This reduced the cost of the SSE proposal from \$115,300 to \$105,300.

It is recommended that the Board approve contracts with Sam Schwartz Engineering for \$105,300 and with Volpe Center not to exceed \$20,000 to develop a transportation access plan for the national monument. Support for the contracts is included in the UWP contract grants.

**ACTION REQUESTED:** Approval





## MEMORANDUM

**To:** CMAP Board

**From:** Dolores Dowdle  
Deputy Executive Director, Finance and Administration

**Date:** June 3, 2015

**Re:** Approve Contract to Create a Zoning Ordinance for the Village  
of Villa Park

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The CMAP local technical assistance (LTA) program is designed to implement GO TO 2040 through assistance to local government. The purpose of the LTA program, which has been reflected clearly in its products, is to provide assistance to communities across the Chicago metropolitan region to undertake planning projects that advance the principles of GO TO 2040. Since the initiation of this program in 2011, CMAP has completed over 100 local planning projects, with 50 more currently underway.

In 2009, the Village of Villa Park adopted its most recent Comprehensive Plan. The plan sets forth the overarching goals of revitalizing and reshaping the Village's commercial corridors, creating an efficient multimodal transportation network, protecting its natural resources and environmentally sensitive lands, and providing a greater range of housing options. To progress these goals as well as support the plan's future land use map, the Village requires a modern zoning ordinance. The Village requested assistance through the LTA program to prepare new zoning regulations.

A Request for Proposal (RFP) was issued to potential contractors for creating a zoning ordinance, as well as posted on the CMAP website. Four proposals were received: Duncan Associates, Houseal Lavigne Associates (HLA), Ratio Architects, Inc., and Teska Associates, Inc.

The proposals were reviewed by a team comprised of two CMAP staff members Samyukth Shenbaga and Patrick Day and the Village's Director of Community Development, Patrick Grill. The team based the evaluation on the following criteria listed in the RFP:

1. The demonstrated record of experience of the contractor as well as identified staff in providing the professional services identified in the Project Background and Project Description sections.

2. The contractor's approach to preparing a zoning ordinance that addresses the priorities identified in the Project Background and Project Description sections.
3. The contractor's approach to the zoning ordinance development process as specified in the Scope of Services section.
4. The quality and relevance of the examples of similar work.
5. The contractor's integration of the principles of GO TO 2040 into the proposal.
6. The quality of the option(s) submitted.
7. Cost to CMAP, including consideration of all project costs, and per-hour rates.

The review team reviewed and ranked all proposals. The team interviewed the three contractors receiving the highest scores— Duncan Associates, HLA, and Ratio. The rankings of the proposals are based on the written proposals and interviews.

Criteria	Maximum Score	Duncan	HLA	Ratio	Teska
Experience	30	28.7	20.0	17.7	21.3
Approach to priorities	15	11.0	11.2	11.8	11.2
Approach to process	15	10.8	12.4	10.8	9.3
Other (examples of similar work and consistency with GO TO 2040)	20	15.3	14.3	14.3	15.3
Cost	20	9.7 \$87,200	13.5 \$71,500	13.5 \$71,821	8.5 \$92,460
<b>Total</b>	<b>100</b>	<b>75.5</b>	<b>71.4</b>	<b>68.1</b>	<b>65.6</b>

Following the interviews, CMAP and the Village reached a consensus to select **Duncan Associates** as the contractor to create the Village of Villa Park zoning ordinance. Duncan was ranked first overall before interviews occurred, with and without cost considerations. The team had a very strong interview performance, which demonstrated a depth of experience in zoning issues and an ability to be flexible in the project approach to ensure an appropriate response to the potential design and coding aspects of the project. The Duncan team also spoke to a variety of innovative ways to engage the public on regulatory issues and reach consensus among interest groups and public officials. While the Duncan proposal was the second-most expensive of the four proposals received, their proposed cost falls within a cost range that is reasonable for this type of project.

It is recommended that the Board approve a contract with Duncan Associates for \$87,200 to update zoning ordinance for Village of Villa Park. Support for the contract is included in the UWP contract grants.

ACTION REQUESTED: Approval

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