



**Adaptive Use and Rehabilitation of 2603 Sheridan Road,
The Harley Clarke Mansion**

RFP # 24-07

ADDENDUM No. 2

May 1, 2024

Any and all changes to the Contract Document are valid only if they are included by written addendum to all potential respondents, which will be mailed, emailed and/or faxed prior to the response due date to all who are known to have received a complete RFP document. Each respondent must acknowledge receipt of any addenda. Each respondent, by acknowledging receipt of any addenda, is responsible for the contents of the addenda and any changes to the response therein. Failure to acknowledge receipt of any addenda may cause the response to be rejected. If any language or figures contained in this addendum are in conflict with the original document, this addendum shall prevail.

This addendum consists of the following:

1. Addendum Number One (1) is attached and consists of a total of Two (2) pages including this cover sheet.

Please feel free to call (847-866-2910) or email (lithomas@cityofevanston.org) with any questions or comments.

Sincerely,

Linda Thomas
Purchasing Specialist

**Adaptive Use and Rehabilitation of 2603 Sheridan Road,
The Harley Clarke Mansion**

RFP # 24-07

ADDENDUM No. 2

May 1, 2024

This addendum forms a part of RFP #24-07 and modifies these documents. This addendum consists of the following:

Questions Received:

Question 1: Are proposals required to use union labor and honor prevailing wage?

Answer 1: The City's Corporation Council states that union labor and prevailing wage apply for proposals that indicate long-term lease of the property rather than purchase. The City will further review requirements for union labor and prevailing wage depending on the specific use and anticipated sources of financing proposed for the awarded response to the RFP

Question 2: Are proposals subject to the City's Green Building Ordinance?

Answer 2: If the Harley Clarke mansion is used for a commercial purpose and the area of interior renovation is over 10,000 sq. ft., then construction will need to meet a LEED Silver Rating or higher; Green Globes-2 Globes or higher, IgCC-Standard 189.1 or an equivalent or alternative rating system deemed acceptable by the Building Official. However, the ordinance also states that consideration will be given for projects that achieve a lesser rating level but optimize energy efficiency improvements and energy usage reductions. The Ordinance also intends deference to the Historic Preservation Ordinance and states that the terms of the Green Building requirements shall neither limit, nor prohibit the applicability of the terms of the Historic Preservation Ordinance.

The City will enforce compliance of the Green Building Ordinance to the maximum extent feasible without adversely impacting the property's historic and architectural significance, nor the ability for the applicant to meet the City's Historic Preservation Standards. Requested deviations from the Green Building Ordinance will require submission of a report from either the applicant, the State Historic Preservation Officer, or the City's Historic Preservation authority demonstrating that full compliance would threaten or destroy the historic or architectural significance of the property.

Note: Acknowledgment of this Addendum is required in the Bid.