

NOTICE  
INVITATION TO BID  
TO  
THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO  
FOR  
PUBLIC TENDER OF BIDS A 20-YEAR LEASE ON 23.95 ACRES OF DISTRICT REAL ESTATE  
LOCATED AT 4801 SOUTH HARLEM AVENUE IN FOREST VIEW, ILLINOIS;  
MAIN CHANNEL PARCEL 37.04

LEASE NUMBER: 17-365-11

PROPOSALS ARE DUE: October 24, 2017

Sealed proposals, endorsed as above, must be deposited in the sealed bid depository located in the lobby of the Metropolitan Water Reclamation District of Greater Chicago Administration Building, 100 East Erie Street, Chicago, Illinois, 60611 from the date of the Invitation to Bid, up to 11:00 A.M. on the bid opening date, and will be opened publicly by the Director of Procurement & Materials Management or her designee at 11:00 a.m. on October 24, 2017.

**NO BIDS WILL BE ACCEPTED AFTER 11:00 A.M. ON THE ABOVE SCHEDULED BID DATE. ALL BIDS FAXED OR ELECTRONICALLY TRANSMITTED TO THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO WILL BE RETURNED TO THE BIDDER. PROPOSALS TRANSMITTED BY U. S. MAIL OR OTHER DELIVERY WILL BE CONSIDERED ONLY WHEN SAID PROPOSALS ARE IN THE DEPOSITORY AT THE TIME FIXED FOR OPENING THEREOF. THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO DOES NOT GUARANTEE THAT THE PROPOSAL RECEIVED BY MAIL OR OTHER DELIVERY WILL BE DEPOSITED IN THE DEPOSITORY IN TIME FOR SUCH OPENING.**

The land to be leased is a 23.95 acre parcel of District real estate located at 4801 South Harlem Avenue in Forest View, Illinois; Main Channel Parcel 37.04. Site access to the Demised Premises is from Harlem Avenue across a private road owned by the District. The successful bidder will be responsible for maintaining the road based upon its proportionate use of the road. Unless the lease is awarded to the current tenant occupying the property, possession of the leasehold may not commence until January 1, 2019.

The Board of Commissioners of the Metropolitan Water Reclamation District of Greater Chicago has established the fair market value of the property at \$5,900,000.00 and the minimum initial annual rental bid at \$590,000.00.

The lease shall be awarded to the highest responsible bidder in accordance with bid procedures set forth by state law 70 ILCS 2605/8c et seq, and subject to the acceptance and approval of the bid by the Board of Commissioners of the District. The highest bidder will be required to provide financial statements and/or other information to establish its financial responsibility.

Specifications, proposal forms and/or plans may be obtained from the Department of Procurement & Materials Management, Room 508, 100 East Erie Street, Chicago, Illinois 60611, Monday - Friday, between 8:45 a.m. and 4:15 p.m. Documents will be mailed in response to a fax request (#312/751-3042). Specifications, proposal forms and/or plans may also be downloaded online from the District's website, [www.mwrd.org](http://www.mwrd.org).

The District assumes no responsibility for documents sent through the mail. Further, the District assumes no liability or responsibility for the failure or inability of any Bidder to successfully download any and all contract documents, including but not limited to specifications, proposal forms and/or plans, as a result of any type of technological computer and/or software system failure or breakdown that restricts, prohibits or prevents successful downloading of any and all District contract documents by the Bidder, whether caused by the District or other parties, directly or indirectly.

Proposals must be submitted on proposal forms. Proposal forms are to be placed in the special envelope furnished by the Metropolitan Water Reclamation District of Greater Chicago. If proposal forms are downloaded online, the Bidder is responsible for submitting the complete set of contract documents. This volume is to remain intact. The Bidder shall place the complete set of contract documents in a sealed envelope clearly marked as follows:

Sealed Bid Depository, MOB Lobby  
Metropolitan Water Reclamation District of Greater Chicago  
100 E Erie Street  
Chicago, Illinois 60611  
Proposal For: Lease Number 17-365-11

Failure to submit the complete set of contract documents as specified may render the bid non-responsive and the bid may be rejected.

Bidders are to include with their proposal signed copies of any addenda, or acknowledge receipt of any addenda, if the District issued any addenda to this contract. Failure to do so may be cause for the rejection of any bid. If bidding documents are available online, any addenda issued for this contract will be available online at the District's website, [www.mwrd.org](http://www.mwrd.org). Addenda will also be mailed, delivered, or faxed to each person receiving a set of such contract documents and to such other prospective bidders as shall have requested that they be furnished with a copy of the addenda.

Each proposal must be accompanied by a bid deposit in the form of cash (U.S. currency only), cashier's check, or certified check payable to the Metropolitan Water Reclamation District of Greater Chicago in an amount equal to fifty percent (50%) of the initial annual rental based on bidder's Proposal. Such checks will be acceptable only if drawn on a bank or savings and loan association. If the check is not stamped as a "certified" or "cashier's check" on its face, such check must be accompanied by a letter on letterhead of the financial institution and signed by an officer of the financial institution stating that the check is a guaranteed obligation of the financial institution. Any proposal submitted without being accompanied by such bid deposit will not be considered and will not be read after it is publicly opened. Any portion of the bid deposit not applied to the rent will be applied to the security deposit.

The required bid deposit will be forfeited in the event the successful bidder fails to execute a lease agreement within 13 days of its tender. All other deposits will be returned to the respective depositors. The form of the lease currently used for this transaction is available for inspection at the District office identified below.

The successful bidder, if other than the initial applicant, will pay to the District the cost for obtaining the applicant's two (2) appraisal reports, the cost of which will be documented upon execution of the lease. In order for the initial applicant to be reimbursed for its costs in obtaining 2 appraisal reports, said initial applicant must submit a qualifying bid in this matter. In addition, the successful bidder will obtain at his cost a plat of survey and legal description of the subject premises and submit same to the District within 21 days of the award.

The District reserves the right to reject any or all proposals.

*The District offers all prospective tenants that are awarded leases through competitive bidding the opportunity to participate in the **District's Green Infrastructure Program**. Participation is voluntary for all private non-governmental entities. Under the program, private entities can receive a credit equal to \$0.50 on the \$1.00, up to 10% of the annual rent owed to the District, capped at the first 10 years of the lease, for expenditures related to pre-approved green infrastructure. If interested, see the Green Infrastructure Program Information Sheet included with this Bid Package.*

Any potential bidder with questions regarding the meaning of any part of the specifications or other bidding documents should submit such inquiries online at the District's website, [www.mwrd.org](http://www.mwrd.org), under the "Contracts and Proposals" section of the website. The District will provide an online response to such inquiries, as the District deems appropriate. Strings of appropriate questions and answers regarding the bidding documents will be available online on the District's website until the bid opening date of the bidding documents. No questions will be accepted by telephone, fax, email, mail or any other such form of delivery.

The District does not guarantee the timeliness of responses provided online, nor does the District guarantee that such responses will be provided in adequate time to affect the submission of bids. The District shall provide responses online ONLY if the responses do not interpret or otherwise change the bidding documents.

The District's responses online are NOT official responses and, therefore, are not binding to the bidding documents. Any official interpretation or change to the bidding documents will be made only by addenda duly issued to all plan holders on record by the Director of Procurement & Materials Management.

The District will only respond to questions received online up to ONE WEEK prior to the bid opening date of the bidding documents. The District will not respond to questions received after this date.

The Metropolitan Water Reclamation District of Greater Chicago reserves the right to reject any or all Proposals.

The contact person for this contract is Christopher M. Murray. This contact person will provide online responses to online inquiries.

METROPOLITAN WATER RECLAMATION DISTRICT OF  
GREATER CHICAGO

By: \_\_\_\_\_  
Darlene A. LoCascio  
Director of Procurement & Materials Management

**Chicago, Illinois**  
**October 4, 2017, October 11, 2017, and October 18, 2017**