



DRAFT Corridor Improvements for Rebuild Distressed Communities Request for Proposals

Local Initiative Services Corporation (LISC) and Chicago Neighborhood Initiatives, Inc. (CNI) on behalf of the Illinois Department of Commerce and Economic Opportunity (DCEO) invite eligible organizations/entities to submit a request for proposal to the **Corridor Improvements for Rebuild Distressed Communities (CIRDC) grant program**.

Background

The Rebuild Distressed Communities (RDC) program supports Illinois businesses and communities that have sustained property damage as a result of civil unrest during protests and demonstrations on or after May 25, 2020.

This program is being administered by Local Initiatives Support Corporation (LISC) and Chicago Neighborhood Initiative (CNI) on behalf of the Illinois Department of Commerce and Economic Opportunity. The capital funds are used to reimburse Illinois businesses for significant repairs to properties that have already occurred or will fund repairs for new construction performed by qualified vendors in order to help the business and community recover as quickly as possible.

Eligible impacted businesses can be awarded reimbursement for already completed repairs and/or a grant for new construction under this program. Non-profits and community economic development/corporations and of the likes are also eligible to apply for new capital improvement projects in areas where civil unrest occurred. Projects for corridor improvements will repair and improve the surrounding area while increasing economic opportunities for impacted businesses, serving to make businesses and the corridor whole after experiencing civil unrest.

Funds to make repairs or perform new construction through the Rebuild Distressed Communities program will be from the **Rebuild Illinois Program funded by Public Act 101-0638**.

This round of funding for the RDC program includes an RFP process and is for “Corridor Improvement” requests only.

Program Description

The **Corridor Improvements for Rebuild Distressed Communities** program will fund capital improvement projects in communities along commercial corridors that experienced property damage during civil unrest activities on or after May 25, 2020. This component of funding provides opportunities for communities to strengthen local economies and encourage economic development in the area. The capital funds from this program will allow grantee organizations to support impacted businesses as they repair and recover from rioting and looting experienced during civil unrest by attracting economic activity, repairing and improving the infrastructure and security of the corridor, and helping to facilitate a more vibrant and safer environment. The support provided by this program ensures impacted businesses can fully recover from sustained damages due to civil unrest.

The goal of this program is to invest and support the recovery in Illinois communities and corridors where businesses were affected by civil unrest late summer. The funded project must entail capital investment that meets bondable requirements set by the **Rebuild Illinois Program funded by Public Act**

101-0638. See “General Guidelines for Utilization of Bond Proceeds” on pg. # for a list of eligible expenses for these grants. Projects may include but are not limited to:

- Improvements to sidewalks or public parking;
- Structural repair or reconstruction of public buildings or other property;
- Installation of security cameras that is a “true network” to oversee the business corridor;
- Installation of street lights;
- Landscaping and signage, if associated with a larger bondable project.

Successful applicants will demonstrate that they have experience managing local economic development activities, strong relationships with local business and property owners, and good working relationships with community stakeholders.

Funding

This grant program is utilizing state funds appropriated by the **Rebuild Illinois Program funded by Public Act 101-0638.**

The total amount of grant funds allocated for this RFP from the Rebuild Distressed Communities grant award is \$10,000,000. Applicants to this RFP will be eligible for up to \$1,500,000. All applications will need to be reviewed by DCEO. The amount of the award will be based on anticipated costs associated with the proposed project that are necessary and reasonable for the performance of the award and meet the Illinois Department of Commerce and Economic Opportunity’s Capital Expenditures and Bondability Guidelines (Attachment 1).

This round of the RDC program includes an RFP process and is for corridor improvement requests only. Below describes the eligibility and funding request process for RDC Corridor Improvements:

Eligible Applicants

Eligible applicants include agencies that will serve or already serve as community liaisons for eligible corridors, defined below, and that can demonstrate that their presence and proposed business corridor project will increase viability of the businesses serving or planning on serving that corridor and surrounding area for the benefit of the community at large.

Eligible organizations are nonprofits or municipal governments including but not limited to:

- Business Improvement Districts
- Local/Neighborhood Chambers of Commerce or Business Associations
- Economic/Community Development Organizations
- Special Service Area Hosts
- Local Governments and Municipalities

Applicants that do not meet these criteria are ineligible. Proof of organization status and “Good Standing” with the Illinois Secretary of State may be required.

Eligible Corridors

This section defines the corridors eligible to apply for this program. All applicants must demonstrate that businesses in the nearby area experienced property damage due to civil unrest during the relevant period on or after May 25, 2020.

- Project must be located in the list of **priority** zip codes or the list of eligible **economically distressed areas** zip codes that has been identified by the Department of Commerce & Economic Opportunity (DCEO). **(See Attachments 2 and 3)**
- Coverage limited to the block (or blocks) that experienced property damage. If continuity of project would be disrupted between eligible blocks, grant partner can consider other adjacent contiguous areas with DCEO approval.
- As evidence of property damage, applicant can submit an approved application from an area business; police reports, media coverage, social media posts, photos, etc.

Eligible Uses for Neighborhood Improvements

The following table shows the types of expenses that are eligible for use under these capital grants.

Type of Project	Bondable Expenditures	Examples
Utilities	<i>Installation or replacement of:</i> <ul style="list-style-type: none">▪ Tap-ons or extensions of existing utility systems.▪ Earth moving for utility or other related conservation purposes.▪ Trenches or ditches dug for the purpose of providing ducts to remove excessive rainfall and prevent erosion▪ Internet & Broadband Infrastructure	

Buildings, Additions & Structures	<ul style="list-style-type: none"> ▪ Security cameras and technology enhancements along the business corridor to oversee and support revitalization of the business corridor ▪ Total replacement and installation of security shutters, lighting systems, electrical systems ▪ New construction of buildings or structures. ▪ New additions to existing buildings or structures. ▪ Reconstruction of an existing building or structure (, storefronts, entrances, doors, and brickwork; total repair/replacement of roofing and/or windows). ▪ Exterior work to surface, structure or foundation to extend useful life. ▪ Roof Work: limited to removal of the system to the decking as well as stone, metal or other work to control water damage or ice formation. ▪ ADA accessibility improvements, moving toilets, water fountains, ramps and stairs, etc. 	
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Site Improvements	<ul style="list-style-type: none"> ▪ Demolition, when done in preparation for additional bondable construction. ▪ Grading sidewalks: terracing, exterior lighting, seeding/sodding if part of a larger bondable project. ▪ Landscaping, installation of plant material if associated with a bondable project. ▪ New Construction of a road, parking lot or; extension of a road, parking lot ▪ Upgrade of road or parking lot. ▪ Wayfinding Signage, if part of a larger bondable project 	
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***Planning expenses, such as construction management and oversight, engineering design, environmental assessment etc. are eligible only if done as part of a larger (grant funded) bondable project.**

Ineligible Uses for Neighborhood Improvements

General Examples of Non-Bondable Expenditures

In general, the grant funds available through this RFP may not be used for the following expenditures:

1. Operational and administrative expenses;
2. Lease payments for rental of equipment or facilities;
3. Costs of staff or resident labor and material;
4. Expenditures to acquire or construct temporary facilities;
5. Purchase of automobiles, trucks, farm equipment, boats or rolling stock;
6. Livestock or laboratory animals;
7. Unpredictable or unusual legal expenses;
8. Costs for archaeological digs, research or exploration.

Work that contains repairs, maintenance or remodeling of a limited nature or scope, which is not done as part of a larger bondable project, shall not be considered a bondable capital project.

*** Please visit the [Rebuild Illinois Bondability Guidelines](#) (Attachment 1) document for any clarification on expenses that may or may not be listed here.

Program Goals and Priorities

The ultimate goal is to revitalize neighborhood cores that have historically served as focal points for pedestrian activity, shopping, services, transportation, public spaces and quality-of life amenities for local residents in underinvested communities. The proposed projects should prioritize improvements to public space that will support ongoing work to stimulate and sustain local economic activity.

The Department of Commerce and Economic Opportunity encourages that qualified vendors that make repairs or perform new construction to be from the local community or be residents of Illinois, and utilize labor from the local community. During periods of high unemployment, the Employment of Illinois Workers on Public Works Act requires that projects funded or financed with State funds use Illinois labor at 90% of the project's labor force. (30 ILCS 570/3). Illinois' extended unemployment rate over 5% triggers that law, requiring the labor force for these projects to be 90% Illinois resident.

The programs mission is to support and maintain a climate that enables diverse businesses, workers and communities to participate and contract with this program. The program encourages the use of contracting diverse business enterprises for the Rebuild Distressed Communities Corridor Improvements projects. The Department of Commerce and Economic Opportunity encourages that qualified vendors that make repairs or perform new construction to be from the local community or be residents of Illinois, and utilize labor from the local community or be residents of Illinois.

Therefore, organizations who are awarded grant funds will be required to comply with the following guidelines pursuant to the Department of Commerce & Economic Opportunity and State of Illinois compiled statutes.

Business Enterprise Program (30 ILCS 575/0.01 et seq.): For grant awards of \$250,000 or more, the grantee will be required to comply with the Business Enterprise Program for Minorities, Females, and Persons with Disabilities Act, which establishes a goal for contracting with businesses that have been certified as owned and controlled by persons who are minority, female or who have disabilities. The Department and the Capital Development Board will work with the grantee to ensure compliance prior to the establishment of the grant agreement as well as through the life of the grant.

Environmental Review Requirements: Capital grants will be reviewed to determine environmental review requirements. Based on the scope of the project, the grantee may be required to complete additional environmental approvals before a grant agreement can be initiated.

Illinois Works Jobs Program Act (30 ILCS 559/20-1 et seq.): For grants with an estimated total project cost of \$500,000 or more, the grantee will be required to comply with the Illinois Works Apprenticeship Initiative (30 ILCS 559/20-20 to 20-25) and all applicable administrative rules. The "estimated total project cost" is a good faith approximation at the time an applicant submits to the Department a grant application of the costs of an entire project being paid for in whole or in part by appropriated capital funds to construct a public work. The goal of the Illinois Apprenticeship Initiative is that apprentices will perform either 10% of the total labor hours actually worked in each prevailing wage classification or 10% of the estimated labor hours in each prevailing wage classification, whichever is less. Grantees will be permitted to seek from the Department a waiver or reduction of this goal in certain circumstances pursuant to 30 ILCS 559/20-20(b). The grantee must ensure compliance for the life of the entire project,

including during the term of the grant and after the term ends, if applicable, and will be required to report on and certify its compliance.

Prevailing Wage Act (820 ILCS 130/0.01 et seq.): Applicants that are awarded grants shall comply with all requirements of the Prevailing Wage Act, including but not limited to, inserting into all contracts for construction a stipulation to the effect that not less than the prevailing rate of wages as applicable to the project shall be paid to all laborers, workers, and mechanics performing work under the award and requiring all bonds of contractors to include a provision as will guarantee the faithful performance of such prevailing wage clause as provided by contract. Grantees will be required to report on Prevailing Wage Act compliance on a monthly basis.

Employment of Illinois Workers on Public Works Act (30 ILCS 570/0.01 et seq.): All grantees will be required to comply with the Employment of Illinois Workers on Public Works Act (30 ILCS 570/0.01 et seq.) (the “Act”), which provides that whenever there is a period of excessive unemployment in Illinois (as defined by the Act), if the Grantee is using Grant Funds for (1) constructing or building any public works, or (2) performing the clean-up and on-site disposal of hazardous waste for the State of Illinois or any political subdivision of the State, then the Grantee shall employ at least 90% Illinois laborers on such project. Illinois laborers refers to any person who has resided in Illinois for at least 30 days and intends to become or remain an Illinois resident. Grantees may receive an exception from this requirement by submitting a request and supporting documents certifying that Illinois laborers are either not available or are incapable of performing the particular type of work involved. The certification must: (a) be submitted to the grant manager within the first quarter of the Award Term; (b) provide sufficient support that demonstrates the exception is met; (c) be signed by an authorized signatory of the Grantee; and (d) be approved by DCEO in consultation with the Illinois Department of Labor. In addition, every contractor on a public works project or improvement or hazardous waste clean-up and on-site disposal project in this State may place on such work no more than 3 (or 6 in the case of a hazardous waste clean-up and on-site disposal project) of the contractor’s regularly employed non-resident executive and technical experts.

Program Proposal Priorities

- **Scope of Damage:** Communities demonstrating more damage experienced due to civil unrest – whether multiple businesses or damage to the corridor - will be prioritized.
- **Distressed Communities:** Communities with higher poverty and unemployment rates.
- **Location:** Geographic distribution of funded projects will be considered to ensure funds are not concentrated to one region of the state.
- **Investment:** Potential impact for improvement to resiliency and revitalization as demonstrated in the project narrative.

RFP responding organizations should demonstrate the following:

- Economic development experience including marketing, assisting, enhancing, and attracting investment in the community.
- Have existing relationships with business owners and property owners on the proposed project corridor.

- Have experience working with city/municipal or state incentive programs such as TIF, NOF, managing an SSA, and/or others.
- Be able to identify and move forward projects that will support small businesses, enhance neighborhood identity, and improve the area's business district.
- A detailed plan of your proposed improvement projects and the impact potential for the corridor.

Each proposal is to consist of four parts: an organizational overview, overview to describe the damage caused as a result of civil unrest, details on the proposed corridor improvement project, and demonstration of community support.

- **Part 1** - Organization overview – A detailed description of your organization and its mission
- **Part 2** - Overview on the proposed neighborhood improvement project. Please include examples of innovative projects your organization has successfully managed and the impact those projects have had on the community. Please provide detail on how your proposed project will respond to the community's need, support small businesses, enhance safety, and promote business attraction and retention strategies to the neighborhood improvement area.
- **Part 3** - Project Detail - Describe the scope of work, include a project budget and schedule as well as a list of proposed vendors and contractors.
- **Part 4** - Letters of Support – Letters from local stakeholders such as your alderman, small businesses, or partner organizations that demonstrates your organization's ability to successfully manage the neighborhood improvement plan.

Project/Construction Budget

Please utilize the budget form provided with this RFP to demonstrate how program funds will be utilized. Information in this section does not need to be final. For the itemized project budget, for example, contractor estimates are preferred, but not required. A well-informed "best guess" that can be used to evaluate the overall scope of the project is acceptable. Please note that all work is subject to the Illinois Department of Commerce and Economic Opportunity's *Capital Expenditures and Bondability Guidelines (Attachment 1)*.

Project/Construction Sources and Uses

Please utilize the *Sources and Uses (Attachment 4)* form provided with this RFP to provide information as to where your sources of funding are coming from, including grant request. This will show that the organization has the source of funds available to see project through completion.

Content and Form of Application Submission

A standard request for proposal package must be submitted and will be reviewed by the grant administrators. Each package should contain the following items:

1. Project Narrative in both Word and PDF format (no limit on number of pages, spacing, font, etc.)
2. Project Budget utilizing "excel" template provided by the Administrator for this project
3. Project Source and Uses utilizing "excel" template provided by the Administrator for this project
4. Letters of Support (Maximum 3)

Each applicant is required to:

(i) Provide if registered in the System for Award Management (SAM) system, provide the SAMS cage code with application. To establish a SAM registration, go to www.SAM.gov and/or utilize this instructional link: How to Register in SAM from the www.grants.illinois.gov Resource Links tab.

(ii) Provide a valid DUNS number in its application; and,

(iii) Be in Good Standing with the State of Illinois, if applicable

Submission Dates and Times

All applications and all required documentation shall be submitted electronically and must be received no later than 11:59 p.m. **sixty (60)** calendar days from the date the final draft is posted. The grant administrators and DCEO reserves the right to issue a reduced award, or not to issue any award. Applicants may only submit (1) one proposal for this program.

RFP ISSUE DATE: April 5, 2021

RFP DUE DATE: June 7, 2021

RFP Responses should be submitted by email to RDC_Grant@lisc.org by 5pm on June 7, 2021.

Application Review Information

Proposals will be reviewed and prioritized based on a review of the submittal requirements and that demonstrate capacities outlined below and the priorities above. CNI & LISC may request additional written information from respondents.

Grant proposals will be reviewed on a competitive basis. Each proposal will be scored on a 100-point scale. The grant administrators shall consider the following criteria when evaluating the application submittal:

(40 points) Project Need – Based on the evaluation of the need within the community relevant to the funding opportunity available, a maximum of 40 points may be awarded in this category. Proof that the

project would not be viable without funding from the grant will be given consideration over other projects.

(25 points) Capacity – Based on the scope of work provided, a maximum of 25 points will be awarded to the entity which demonstrates the ability to successfully complete the project for which the funds were intended within this funding opportunity.

(20 points) Quality – Based on the application packages received, a maximum of 20 points will be awarded to the entity that demonstrates the totality of features and characteristics, project or product defined in this funding opportunity and the ability to satisfy the requirements. Projects that can demonstrate an existing community network of will be given consideration over other projects.

(15 points) Societal Impact – Based on the application packages received, a maximum of 15 points will be awarded to the entity that demonstrates the funds will create a positive societal impact within the community.

All proposals for this RFP will need to be approved by DCEO.

Once submissions are prioritized, CNI and LISC will determine which proposals can be supported with the available funding and will follow up with selected grantees to enter into grant agreements.

Review and Selection Process

Applications will be graded using the Merit Review Process and scored on the criteria specified “Application Review Information” section. The administrators will designate an Evaluation Committee to grade each application received for this funding opportunity. The final score of each Committee member will be calculated and an average of all scores will be the final grantee score. Each applicant will then be ranked by their score.

After completion of the Merit Review Process, a grant agreement will be offered to the awarded grantee which will specify the funding terms and specific conditions.

Submissions should answer all the following questions (not including letters of support, sources and uses form and budget template):

1. Please describe the impact of civil unrest on your commercial corridor.
2. Please provide a detailed description of your proposed corridor improvement plan. How would your plan support small businesses, enhance neighborhood identity, and improve the business district and surrounding areas?
3. Project Narrative: Please describe the scope of work, provide drawings and renderings, photos, a project budget and schedule, as well as a list of proposed vendors and contractors. **(see attached program description and budget template)**
4. Organizational Background and Capacity to complete the work: Please provide background on your organization’s mission and your track record of success working within the neighborhood improvement area.

- a. Organization's mission and current community work.
 - b. Experience in overseeing and contracting for capital improvement work.
 - c. One or two recent examples of your organization's specific role on successful development projects, identifying opportunities for your neighborhood, and/or working with government incentivized programs. (ex. TIF, NOF, CDBG, SSA, DCEO grants, etc.).
 - d. Organization's experience working on the commercial corridor and with business and community stakeholders.
 - e. Project partners, roles and responsibilities in carrying out the proposed project on one or two recent examples of your partners' specific role on successful development projects including the dollar value of each.
 - f. Description of your current working relationships with key stakeholders – business owners, property owners, community organizations, elected officials, etc.
5. Please provide at least one and up to three letters of support that demonstrate your relationships with stakeholders in the neighborhood. We strongly recommend that at least one of these letters be from a public official from your proposed corridor improvement area.

Guidelines and Conditions

- Any responses received after the date and time specified in the RFP will not be considered.
- Responses must be submitted electronically RDC_Grant@lisc.org
- CNI, LISC and DCEO reserve the right to accept or reject any or all proposals.
- CNI, LISC and DCEO reserve the right to request clarification of information submitted and to request additional information from one or more respondents.
- It is the responsibility of each respondent to examine the entire RFP, seek clarification, and review its response for accuracy before submitting the proposal.
- CNI, LISC, and DCEO assume no responsibility or obligation to the applicants submitting proposals and will make no payment for any costs associated with the preparation or submission of a proposal.
- Grant recipients must comply with local government regarding improvement of public property.

These guidelines are for use as a reference tool only. Final determination of bondability will be at the discretion of the Department of Commerce and Economic Opportunity.

The purpose of these guidelines is to prescribe the policies and principles to be followed in determining whether a specific project or class of projects is eligible to be funded from General Obligation bond proceeds, Build Illinois bond proceeds or Rebuild Illinois funds.

To be funded with the proceeds of a state bond issue, a project must be consistent where applicable with (1) Article VIII, Section 1 and Article IX, Section 9 of the 1970 Constitution of the State of Illinois; (2) the General Obligation Bond and Build Illinois Bond acts, as now or hereafter amended; (3) other applicable substantive statutes; and (4) the appropriation authority, with review of requirements of federal tax law.

General Guidelines for Bondable Capital Improvements

A bondable capital project is one for which:

1. The expenditures generally include, but are not limited to, one or more of the following purposes: Architectural planning and engineering design; site selection; land and building acquisition; demolition (in preparation for additional work); site preparation and improvement; utility work; new construction of buildings and structures; reconstruction or improvement of existing buildings or structure; original furnishings and durable equipment; replacement of currently utilized assets by a better asset; expansion of existing buildings or facilities; direct costs associated with the issuance of State general obligation bonds and any other work which significantly increases the service potential of a building or structure used by the State of Illinois.
2. The useful life of the project is greater than or equal to the average life of the bond issuance from which the project is financed. Most of the state's bonds are issued as 25-year level principal issues with an average life of approximately 13 years.

General Guidelines for Utilization of Bond Proceeds

In general, any expenditure purpose shall be considered appropriate for financing from proceeds provided that such expenditure purposes:

1. Are not recurring. In this context, recurring expenses are defined as those costs which are incurred at frequent or regular periodic intervals within the initial term of financing; and which would cause pyramiding accumulation of costs for the same expenditure purpose before the expenses initially incurred for such purpose are completely amortized;
2. Can be characterized as durable or not readily consumed in use;
3. Reflect an extended useful life or longevity which effect confers long-term (non-transitory) benefits to the citizens of the State of Illinois;
4. Are not subject to inherent risk of failure, rapid technological obsolescence, or primarily intended to fulfill temporary requirements or needs;

General Guidelines for Utilization of Bond Proceeds - Continued...

5. Reflect a direct interest of the State of Illinois, including its legally constituted subdivisions, in any real property to be improved, as evidenced by valid title to the real property on which the proposed improvement is to be made, or an easement interest of record which at least encompasses the proposed term of bond financing.
6. Appreciably increases, improves, or enhances the equitable interests of the State of Illinois in capital facilities, land, permanent improvements, and related assets;
7. Are considered as internal components of a project, which if considered separately may not reflect extended useful life, but will be bondable provided that such components are initially required and appreciably contribute to effective functioning, or are otherwise incapable of separation from a more complex unit which in itself is bondable.

Approval of bond releases will be guided by the following general principles:

1. The project expenses will not be recurring.
2. The project is of a durable nature and not consumed in use.
3. The project is not subject to inherent risk of failure, rapid technological obsolescence, or primarily intended to fulfill temporary requirements or needs.
4. The expenditure of project funds appreciably increases, improves or enhances the interest of the State of Illinois, or its legally constituted subdivisions, in the property, land, building or asset to be developed, constructed or improved.

General Examples of Non-Bondable Expenditures

In general, the following expenditures will not be considered appropriate to finance from bond proceeds:

1. Operational and administrative expenses;
2. Lease payments for rental of equipment or facilities;
3. Costs of staff or resident labor and material;
4. Expenditures to acquire or construct temporary facilities;
5. Purchase of automobiles, trucks, farm equipment, boats or rolling stock;
6. Livestock or laboratory animals;
7. Unpredictable or unusual legal expenses;
8. Costs for archaeological digs, research or exploration.

Work that contains repairs, maintenance or remodeling of a limited nature or scope, which is not done as part of a larger bondable project, shall not be considered a bondable capital project.

TYPE of PROJECT	BONDABLE EXPENDITURES	NON-BONDABLE EXPENDITURES
Planning	<ul style="list-style-type: none"> ▪ A/E design for construction or installation (from Schematic design to working drawings). ▪ Construction management and observation. ▪ Costs of the following are eligible only if done as part of a larger (grant funded) bondable project: <ul style="list-style-type: none"> • Environmental assessments, • Wetland delineations, • Archeological surveys, • Historical properties studies/surveys. 	<ul style="list-style-type: none"> ▪ Long-range development plans. ▪ Facility surveys. ▪ Feasibility studies. ▪ Energy audits. ▪ Program or scope statements. ▪ Archeological digs.
Land and Building Acquisition	<ul style="list-style-type: none"> ▪ Acquisition costs of all improved or unimproved real property including appraisal fees, title opinions, surveying fees, real estate fees, title transfer taxes, condemnation and related legal expenses. 	<ul style="list-style-type: none"> ▪ Acquisition of leasehold interests through rental of real property. ▪ Relocation costs.
Utilities	<p><i>Installation or replacement of:</i></p> <ul style="list-style-type: none"> ▪ Potable, high temperature or domestic water systems, ▪ Electrical systems including components or telecommunications equipment. ▪ Steam and condensate return systems. ▪ Fire hydrants, standpipes and central fire and security alert systems. ▪ Lighting systems and tap-ons or extensions of existing utility systems. ▪ Automated temperature or environmental control systems and air or water pollution control systems, including installing energy management control computers. ▪ Waste disposal systems for contaminated radioactive, hazardous or surgical waste. Solar heating associated with a larger bondable project. ▪ Sewage and water treatment facilities. ▪ Earth moving to create artificial lakes, reservoirs or for utility or other related conservation purposes. Restoration to original condition of natural or manmade features at the site of any utility installation. ▪ Trenches or ditches dug for the purpose of laying tile or providing ducts to remove excessive rainfall and prevent erosion. 	<p><i>Minor changes such as repairing or replacing:</i></p> <ul style="list-style-type: none"> ▪ Leaking corroded wiring or pipes. ▪ Radiators, coils, fans, motors, re-tubing boilers, central valves, thermostats, timers or meters. ▪ Installing energy management control computers. ▪ Duct work return air systems, and heat reclamation systems. ▪ Solar heating or cooling systems. ▪ Telephone or communications systems. ▪ Paging systems, lines for television or computer monitoring for security or energy management. ▪ Installation of energy conservation equipment or changes to existing systems to reduce energy consumption. ▪ Installation of insulation.
Buildings, Additions or Structures	<ul style="list-style-type: none"> ▪ New construction of buildings or structures. ▪ New additions to existing buildings or structures. ▪ Reconstruction of an existing building or structure (including installation of new structural or interior walls, floors, ceilings, utilities, interior finishes, carpeting, furnishings and equipment along with demolition). ▪ Exterior work to surface, structure or foundation to extend useful life. ▪ Roof Work: limited to removal of the system to the decking as well as stone, metal or other work to control water damage or ice formation. ▪ <i>Costs of the following are eligible only if done as part of a larger bondable (grant funded) project:</i> <ul style="list-style-type: none"> • Interior work such as painting or plastering, sanding, replacing electrical and light fixtures, decorative remodeling, paneling, handicapped accessibility improvements, moving toilets, water fountains, telephone, etc. • Fire alarms, smoke detectors, fire doors and hall partitions, vent dampers, automatic door closers, etc. 	<ul style="list-style-type: none"> ▪ Normally anticipated exterior repairs (e.g., patching concrete, filling or sealing cracks, painting, caulking, insulation, plastering, etc.). ▪ Roof repairs, patching, replacing shingles, spot treatment, adding gravel or other materials, replacing gutters, fascia, downspouts, etc.

TYPE of PROJECT	BONDABLE EXPENDITURES	NON-BONDABLE EXPENDITURES
Site Improvements	<ul style="list-style-type: none"> ▪ Demolition, when done in preparation for additional bondable construction. ▪ Grading sidewalks: terracing, exterior lighting, seeding/sodding if part of a larger bondable project. ▪ Replacement of bridges, ramps, curbs, overpasses, and underpasses. ▪ Landscaping, installation of plant material if associated with a bondable project. ▪ Construction of a new road, parking lot or campground; extension of a road, parking lot or campground. ▪ Upgrade of road or parking lot. 	<ul style="list-style-type: none"> ▪ Repairs or resurfacing of existing roads to preserve or extend useful life. ▪ Repairs to existing bridges such as sandblasting, painting, sealing or resurfacing. ▪ Seeding or sodding for erosion control, installation of plants or landscaping not a part of a larger bondable project. ▪ Archeological digs, research or exploration. ▪ Leaking underground storage tank fees ▪ Demolition, in cases where no additional bondable construction is part of the project.
Durable Movable Equipment	<ul style="list-style-type: none"> ▪ Heavy Duty Fire Protection Apparatus. <p><i>Acquisition, transportation and installation initial movable equipment associated with a- larger bondable (grant-funded) project:</i></p> <ul style="list-style-type: none"> • Office and household equipment and furniture. • Machinery and implements. • Scientific instruments and apparatus except for those with short useful life. 	<ul style="list-style-type: none"> ▪ Commodities. ▪ Livestock. ▪ Rolling stock including cars, trucks, boats and related items. ▪ Spare and replacement parts. ▪ Items such as glassware, crockery, etc. ▪ Computers, related equipment and software.

Appendix A: Definitions

Standardized Definitions and Specific Application of Bondability Guidelines;

The following standardized definitions and guidelines enumerate the appropriate utilization of and limitations applicable to the use of bond proceeds to finance various capital improvement projects and related expenditure purposes.

(a) **Planning** Bondable planning costs include those expenditures which are related to architectural and engineering design required for planning the construction or installation of bondable capital improvement projects. Included are costs for schematic design development, which refers to preliminary studies developed from program statements that reflect the general functional characteristics and architectural requirements of a bondable capital improvement project; costs for definitive design development, which mean the refinement of schematic design into final detailed design requirements; and costs incurred for the completion of construction documents and detailed working drawings required for bidding and construction, including any allowable reimbursable provided within an executed contract for professional and technical services.

Expenditures for general long-range development plans, master plans, historical or archeological research, surveying, preliminary engineering studies, aerial mapping, feasibility studies, program or scope statements, or other expenditures similar in character shall not be considered bondable.

(b) **Land** "Land" includes expenditures for the acquisition of real property (including easements of record with an extended term, but excluding any lease-hold interests obtained through rental of real property), whether obtained by purchase of or by condemnation under the applicable Eminent Domain laws of the State of Illinois, and for all expenses directly and necessarily related to such purchase or condemnation.

All necessary and reasonable expenses incurred in the acquisition of real property qualify for bond financing. Such expenditures may include the following:

- (1) Land costs
- (2) Appraisal fees
- (3) Title opinions
- (4) Surveying fees
- (5) Real estate fees
- (6) Title transfer taxes
- (7) Condemnation costs and related legal expenses
- (8) Relocation costs

(c) **Buildings, Additions, and/or Structures** "Buildings, additions and/or structures" shall mean and include those facilities with a roof and/or walls that have a foundation. This category also includes site developments necessarily required or related to the preparation of a site for construction purposes; and required built-in, special-purpose, or other fixed equipment, which is permanently affixed or connected to real property in such a manner that removal would cause consequent damage to the real property to which it is affixed.

All expenditures which may be classified within the category previously defined shall be considered bondable.

(d) **Utilities** In general, the category "utilities" shall mean and include expenditures for the acquisition, construction, replacement, modernization, and/or extension of systems for distributing or disbursing utility services.

Bondable utility costs may include, but are not limited to the following items:

- (1) Provisions for potable water; high-temperature, water for sanitary or other related purposes; domestic hot or chilled water;
- (2) Systems and associated components for disbursing or distributing electricity or providing telecommunications service, including underground or overhead distribution cables for television, computers, or other modes of communication;
- (3) Steam and condensate returns;
- (4) Storm and/or sanitary sewers;
- (5) Fire hydrants and stand pipes;
- (6) Central fire and security alert systems;
- (7) Exterior lighting
- (8) Tap-ons or extensions related to existing utility systems;
- (9) Automated temperature/environmental control systems, and air and water pollution control systems;
- (10) Provisions for the disposal of scientific contaminated waste and surgical waste;
- (11) Solar heating or other approved energy systems;
- (12) Sewage and water treatment facilities, equipment and related distribution systems;
- (13) Earth moving to create artificial lakes, reservoirs for utility or related conservation purposes;
- (14) Restoration of natural and/or manmade features of the site of any utility installation to its original condition;
- (15) Trenches or ditches dug for the purpose of laying tile or providing ducts to remove excessive rainfall and prevent erosion.

(e) **Site Improvements** "Site Improvements" means and includes expenditures for all improvements to real property that are not otherwise included within the category of "Buildings, Additions and/or Structures".

Bondable site improvement expenditures shall include all costs incidental to demolition, rough and final grading of a site, and the construction or replacement of sidewalks, road and driveway pavement surfaces, bridges, ramps, curbs, overpasses, underpasses, pedestrian bridges and tunnels, surface parking areas, campground development, building terraces, retaining walls, exterior lighting, and seeding or sodding for erosion control only if related to a bondable capital improvement project.

Expenditures for independent landscaping improvements, which are not directly associated with a bondable capital improvement project shall not be considered as bondable.

In this context, seeding or sodding which is not primarily intended for erosion control in relation to a bondable capital improvement project shall not be considered bondable. Similarly, expenditures incurred for the planting of trees, shrubs, bushes, or other vegetation, including revegetation, shall not be considered as bondable improvements unless such expenses are directly and initially associated with or represent an integral component of a bondable capital improvement project.

(f) Durable Movable Equipment

(1) "Durable Movable Equipment" shall mean initial movable equipment, including all items of initial equipment, other than built-in equipment, which are necessary and appropriate for the functioning of a facility for its specific purpose, and which will be used solely or primarily in the rooms or areas covered in the subject project. Further, such equipment is defined as manufactured items which have an extended useful life, are not affixed to a building and capable of being moved or relocated from room to room or building to building, are not consumed in use, and have an identity and function which will not be lost through incorporation into a more complex unit.

(2) In applying the above definition, reference should be made to the State Finance Act and the distinction between Commodities (30 ILCS 105/15b) and Equipment (30 ILCS 105/20) as defined by that Act. Within the context of that Act, the following guidelines should be applied in defining Durable Movable Equipment:

- (a) No commodities will be purchased from Bond funds.
- (b) Office/household equipment and furniture will be bondable.
- (c) Machinery, implements, and major tools will be bondable.
- (d) Scientific instruments and apparatus will be bondable except for those items which are subject to short useful life, i.e., glassware, tubing, crockery, light bulbs, etc. These items are more correctly defined as commodities.
- (e) Library books, maps, and paintings, other than those purchased in the Art in Architecture program, are not fundable from Bond funds.
- (f) Livestock, for any use, is not fundable from Bond funds.
- (g) Rolling Stock of a specialized nature, including cars, trucks, and related items, are not fundable from Bond funds.
- (h) Boats and allied equipment will be considered as Rolling Stock.
- (i) Equipment not otherwise classified will be considered bondable provided it meets all other guidelines.
- (j) Items of equipment costing under \$25 which are purchased in quantity, conform to all other guidelines and have a significant useful life can be funded from Bond funds. These items should be capable of identification for inventory control purposes.
- (k) Significant /useful life should be considered a minimum of 10 years.
- (l) Spare and replacement parts should be considered as commodities.

(g) Remodeling and Rehabilitation Bondable "Remodeling and Rehabilitation" means and includes expenditures for all capital improvements which have the primary objective of altering the functional capabilities of a structure or facility, restoring it to original operating condition or improving the existing functional capability or capacity of the structure or facility.

"Remodeling" shall include all capital improvement projects, which have the primary objective of changing the functional character of areas, modifying capacity for the number of persons who can be accommodated by the area for purposes of the currently assigned programmatic function, and/or altering spatial relationships provided by the area for purposes of the currently assigned programmatic function.

"Rehabilitation" shall include all non-recurring capital improvement expenditures having the primary purpose of restoring or upgrading an existing area to original operating condition. Recurring expenditures for repairs and/or maintenance, which are predictable or reflect regular attention in preserving or keeping a facility in ordinarily efficient operating condition, or arresting deterioration, without appreciably upgrading, improving, or increasing the value of a facility, shall be considered as non-bondable repair and maintenance expenditures.

(h) Direct Costs Associated with issuance of State General Obligation Bonds

Costs of this nature shall include expenses associated with advertising, printing, bond rating, security, delivery, legal and financial services, and all other expenses necessary and incident to the issuance of State general obligation bonds.

(i) Limitations Applicable to Other Expenditure Purposes

The following expenditure purposes shall not be considered as bondable:

- (1) Operational and administrative expenses, such as compensation costs, travel, commodities, non-initial equipment, or other recurring expenditures which are similar in character;
- (2) Expenditures for leasing or rental of equipment and/or facilities;
- (3) Archeological digs, research, or exploration;
- (4) Expenditures, "to reimburse agencies of the State for costs of staff labor and material which are already provided for through the operating budget or the agency";
- (5) Expenditures to acquire or construct temporary facilities or on facilities whose abandonment or replacement is imminent;
- (6) Unpredictable or unusual legal expenses (other than land acquisition legal expenses), such as for special litigation, which are not ordinarily or customarily provided within the budget for a capital improvement project. Such expenditures are more appropriately financed from contractual services operating funds appropriated for such purposes;
- (7) Separate purchases of sand, gravel, rock, asphalt and concrete in limited quantities; ordinary hardware items; temporary, nondurable fencing; spare and/or replacement parts and equipment; hand tools; decorative models, plaques and other commemorative memorabilia; and other commodity-type consumable items having a relatively brief expected useful life.

(j) Bondable Expenditures Based on Expected Useful Life Equal to Term of Bond Financing

The following expenditure purposes shall be considered bondable only if such purposes demonstrate an expected useful life, based upon engineering studies, supporting technical data, or relevant precedents under similar circumstances, which is greater than or equal to the term of bond financing:

- (1) Purchase or installation of rip rap, metal pilings, or similar materials for the purpose of erosion and/or flood control; provided further that the impact of the proposed expenditure is to improve rather than maintain such areas;
- (2) Expenses directly related to dredging, levee, drainage, channel and/or lake improvements;
- (3) Rehabilitation of existing road and parking area surfaces;
- (4) Costs incurred in the acquisition or purchase of historical, antique, or period furnishings of value, provided that such items are directly associated with a new capital improvement project and considered essential to the primary purpose of such projects; and further provided that such items will be subject to adequate security and protection and accepted property control accountability

Zip Codes That Could Qualify for Rebuild Distressed Communities Grant Program with Sufficient Evidence of Damage Due to Unrest

This list includes economically distressed areas, as defined for the purposes of qualifying businesses for the Rebuild Distressed Communities Grant Program. At this point, these zip codes *have not* been designated as areas prequalified for eligibility; however, businesses in these areas can apply to have these zip codes added to the list of eligible zip codes with sufficient evidence of property damage due to unrest that occurred on or after May 25, 2020. Only businesses that experienced property damage due to the unrest are eligible to receive support through this program, and funds must be used to cover the cost of repairs or improvements to recover from that damage.

60008	60139	60433	60534	60929	61011	61079	61283
60016	60141	60436	60536	60930	61012	61080	61301
60018	60145	60437	60537	60931	61013	61081	61310
60020	60146	60440	60539	60932	61014	61085	61311
60033	60160	60443	60545	60933	61015	61087	61312
60034	60162	60444	60549	60934	61018	61089	61313
60040	60164	60445	60553	60936	61020	61091	61314
60041	60165	60450	60559	60938	61021	61101	61315
60050	60169	60453	60607	60942	61025	61102	61316
60060	60171	60455	60610	60948	61028	61111	61317
60061	60176	60456	60613	60949	61030	61114	61318
60064	60180	60457	60630	60950	61031	61115	61319
60070	60181	60458	60660	60951	61039	61201	61322
60071	60185	60459	60661	60952	61041	61230	61323
60073	60191	60460	60706	60953	61042	61231	61325
60074	60194	60465	60712	60954	61043	61235	61326
60076	60201	60466	60714	60955	61046	61238	61328
60077	60401	60469	60803	60957	61047	61239	61329
60088	60403	60471	60827	60958	61049	61244	61334
60090	60406	60472	60901	60959	61051	61250	61335
60097	60407	60473	60910	60960	61053	61257	61336
60098	60415	60475	60912	60962	61054	61258	61337
60101	60417	60477	60914	60963	61059	61259	61338
60104	60419	60479	60915	60964	61061	61260	61341
60106	60420	60481	60918	60966	61063	61261	61342
60110	60424	60482	60919	60968	61064	61263	61344
60120	60425	60484	60920	60970	61065	61264	61345
60123	60426	60501	60921	60973	61068	61270	61346
60129	60428	60504	60922	60974	61070	61272	61348
60131	60429	60512	60924	61001	61071	61277	61349
60133	60430	60518	60927	61006	61074	61278	61350
60135	60432	60531	60928	61008	61075	61282	61353

61354	61447	61544	61773	61938	62056	62232	62339
61356	61448	61545	61774	61940	62058	62233	62340
61358	61449	61552	61777	61941	62059	62234	62341
61359	61450	61553	61801	61942	62060	62237	62343
61360	61452	61554	61810	61943	62063	62238	62345
61361	61453	61559	61811	61944	62069	62239	62346
61362	61454	61560	61813	61951	62070	62240	62349
61363	61455	61563	61814	61953	62074	62242	62351
61364	61458	61564	61815	61955	62075	62246	62352
61367	61462	61565	61816	61956	62077	62248	62353
61368	61465	61567	61817	61957	62078	62249	62354
61369	61469	61569	61833	62002	62079	62250	62355
61372	61470	61570	61840	62006	62080	62253	62356
61376	61472	61572	61842	62009	62081	62254	62357
61377	61473	61605	61844	62011	62082	62255	62358
61379	61476	61606	61846	62014	62084	62257	62360
61401	61477	61610	61848	62015	62085	62262	62361
61410	61479	61611	61850	62016	62086	62263	62362
61412	61480	61614	61852	62017	62087	62264	62363
61413	61482	61616	61857	62018	62088	62272	62365
61414	61483	61625	61858	62019	62089	62274	62366
61415	61484	61720	61865	62022	62090	62277	62367
61416	61485	61721	61870	62023	62091	62279	62370
61417	61486	61722	61874	62024	62092	62280	62373
61419	61488	61723	61875	62025	62093	62282	62374
61420	61489	61724	61876	62028	62094	62284	62376
61421	61491	61725	61878	62030	62095	62286	62378
61422	61501	61726	61882	62031	62201	62288	62379
61423	61516	61727	61883	62032	62203	62289	62380
61426	61519	61734	61910	62033	62204	62292	62401
61427	61520	61735	61911	62035	62205	62301	62410
61428	61523	61737	61912	62037	62206	62311	62411
61430	61524	61739	61913	62040	62207	62312	62413
61431	61529	61740	61914	62044	62208	62313	62414
61434	61530	61741	61917	62045	62215	62314	62417
61435	61531	61744	61920	62047	62217	62316	62418
61436	61533	61750	61928	62048	62219	62319	62419
61437	61537	61751	61929	62049	62220	62321	62420
61439	61539	61752	61930	62050	62221	62324	62422
61440	61540	61759	61931	62051	62223	62325	62424
61441	61541	61764	61932	62052	62225	62326	62425
61442	61542	61769	61933	62053	62226	62330	62426
61443	61543	61772	61937	62054	62231	62334	62427

62428	62480	62615	62688	62831	62877	62919	62959
62431	62481	62617	62689	62832	62878	62920	62960
62433	62510	62618	62690	62835	62879	62921	62961
62434	62512	62621	62691	62836	62880	62922	62962
62436	62513	62624	62692	62837	62881	62923	62963
62438	62514	62626	62694	62838	62882	62924	62964
62439	62515	62627	62701	62839	62884	62926	62965
62440	62517	62628	62702	62841	62885	62927	62966
62441	62523	62630	62703	62842	62886	62928	62967
62442	62531	62631	62704	62843	62888	62930	62969
62444	62532	62633	62707	62844	62889	62931	62970
62445	62533	62635	62801	62846	62890	62932	62972
62447	62534	62638	62803	62848	62891	62933	62974
62448	62536	62640	62806	62849	62892	62934	62975
62449	62537	62642	62807	62850	62893	62935	62976
62450	62538	62644	62808	62852	62894	62938	62977
62451	62539	62649	62810	62854	62895	62939	62979
62452	62540	62655	62811	62856	62896	62940	62982
62454	62541	62656	62812	62858	62897	62941	62983
62458	62543	62661	62814	62859	62898	62942	62984
62459	62556	62663	62815	62861	62899	62943	62987
62460	62557	62664	62816	62863	62902	62946	62988
62462	62558	62665	62817	62864	62903	62947	62990
62463	62561	62666	62818	62865	62906	62948	62992
62466	62565	62667	62819	62867	62907	62949	62995
62468	62567	62668	62821	62868	62908	62950	62996
62469	62568	62671	62822	62869	62910	62951	62997
62471	62570	62672	62823	62870	62912	62952	62998
62473	62571	62674	62824	62871	62914	62953	62999
62474	62572	62675	62825	62872	62915	62954	63673
62475	62601	62681	62827	62874	62916	62956	
62476	62610	62682	62828	62875	62917	62957	
62477	62612	62685	62830	62876	62918	62958	

Zip Codes Where Businesses Can Qualify for Support from the **Rebuild Distressed Communities Grant Program**

This list includes economically distressed areas where businesses experienced property damage during civil unrest that occurred on or after March 25, 2020, in Illinois. Only businesses that experienced property damage due to unrest are eligible to receive support through this program, and funds must be used to cover the cost of repairs or improvements to recover from that damage.

60085	60633	61820
60087	60634	61821
60099	60636	61832
60115	60637	61866
60130	60638	62521
60153	60639	62522
60155	60640	62526
60188	60641	62650
60302	60642	62901
60402	60643	
60409	60644	
60411	60645	
60435	60647	
60438	60649	
60478	60651	
60505	60652	
60506	60653	
60608	60656	
60609	60659	
60612	60707	
60615	60804	
60616	61032	
60617	61103	
60618	61104	
60619	61107	
60620	61108	
60621	61109	
60622	61265	
60623	61602	
60624	61603	
60625	61604	
60626	61615	
60628	61701	
60629	61761	
60632	61802	