



**REQUEST FOR QUALIFICATIONS (RFQ):
Public-Private Partnership for Military Barracks
Development at Naval Station Great Lakes**

City of North Chicago
1850 Lewis Avenue, North Chicago, Illinois 60064

Issued Date: August 4, 2026
Responses Due By: September 1, 2026
www.northchicago.org

The information contained in this RFQ is intended solely to provide general information on selected topics concerning the site. It does not and cannot address every issue or concern that may be associated with the site. Furthermore, the information contained herein is intended only as a guide to developers and/or redevelopment groups and said information should not be relied upon as the sole source of information in preparing a proposal for submittal to the City of North Chicago. The City of North Chicago makes no representations or warranties about the accuracy, completeness or suitability for any purpose of the information contained in the RFQ or the attachments thereto. All such information and related attachments are provided for the convenience of the developer and/or redevelopment group only and may contain technical inaccuracies or typographical errors. By submitting a response, the developer and/or development group expressly agree to hold the City of North Chicago harmless for all such inaccuracies or errors that may be contained in the RFQ and from any subsequent damages that may result there from.

1. INTRODUCTION

a. Request for Qualifications (RFQ)

The City of North Chicago (“CITY”) is issuing this Request for Qualifications (“RFQ”) to solicit responses from interested parties (“Operators”) who are qualified to enter a partnership to design, build, finance, and maintain replacement military barracks facilities at Naval Station Great Lakes (“NSGL”). The Project is anticipated to replace existing barracks with approximately 3,030 new beds for unaccompanied sailors

b. Overview of the Opportunity

The City seeks a qualified operating partner with demonstrated experience in military housing, university housing, or large-scale residential construction. The Project is intended to provide modern, resilient, and mission-supportive accommodations for unaccompanied sailors stationed at NSGL. The selected Operator will be expected to collaborate closely with the City, NSGL, and other applicable governmental stakeholders throughout planning, design, construction, financing, delivery, and operations.

c. Overview of the Selection Process

Through this RFQ process, the City seeks to identify an Operator with the best qualifications, experience, financial capacity, and proven track record of executing comparable military, federal, or on campus student housing developments. A Selection Committee designated by the City will evaluate all Statements of Qualifications (“SOQs”). The City reserves the right to select a single Operator deemed most qualified to proceed into negotiations and development activities.

2. NORTH CHICAGO

a. City Background

North Chicago is committed to supporting the continued mission readiness and operational success of NSGL through strategic infrastructure investment and collaborative public-private initiatives. The City recognizes the importance of providing high-quality housing accommodations for military personnel and seeks to facilitate a

project that enhances quality of life, operational efficiency, and long-term asset sustainability.

3. PROJECT DESCRIPTION

a. Project Scope

The Project generally consists of the replacement of existing barracks facilities at NSGL with approximately 3,030 new beds for unaccompanied sailors. The Project may include associated parking, support amenities, utility infrastructure improvements, common areas, force protection measures, and other related facilities as determined during the development process. The final scope of the project may be modified as needed to support the mission readiness and operational requirements of NSGL.

b. Project Objectives

The City intends for the Project to deliver durable, efficient, and mission-oriented housing facilities that meet applicable Department of War and Navy standards. The Project should support recruitment, retention, readiness, and overall quality of life for service members assigned to NSGL.

4. CITY PRIORITIES FOR THE PROJECT

- a. The contracting party must be a single Operator responsible for delivering the Project, including design, construction and property management.
- b. The Project should be structured to support long-term operational and financial sustainability.
- c. Payment and Performance Bonds will be required for all phases of the Project.
- d. The Operator must demonstrate experience with federal, military, or on-campus student housing developments.
- e. The City requires adherence to all applicable federal, state, Department of Defense, and Navy requirements.
- f. The Operator shall comply with all applicable non-discrimination laws and regulations.
- g. The Operator should demonstrate the ability to deliver the Project on an accelerated schedule while maintaining quality and cost control.
- h. The City reserves the right to approve any financing structures, assignments, or material agreements associated with the Project.
- i. Time is of the essence, and the City reserves the right to abridge or eliminate any steps in the selection process.

5. GENERAL INFORMATION

a. Request for Qualifications Document

The RFQ consists of this document and any future addenda issued by the City.

b. Qualification Requirements

This RFQ is open to qualified Operators with demonstrated experience in military housing, university housing, or large-scale residential development. The Operator must have in-house development, construction, and on-going management capabilities. The Operator must have executed a minimum of 10 on-campus university housing projects in the last 5 years with a total of at least 20 years in developing university housing. Operator must also have experience managing at least 15,000 beds in a similar product type. Operator must also be expert in bond financing and have closed at least 5 bond-financed projects in the last 3 years.

c. Notice to Operators Regarding RFQ Terms and Conditions

Operators are responsible for reviewing and complying with all terms and conditions contained herein. Unauthorized communications with City officials or project stakeholders may result in disqualification.

d. RFQ Schedule

Submittals are due by September 1, 2026, at 5:00 PM CT. Should changes to the milestone dates, submission deadlines, or procurement schedules be necessary, the City shall publish those by addendum or formal issuance. Interested Parties may register their interest with the City at tayweg@northchicago.org to receive any addendum or updates as they are issued.

e. Statement of Qualifications Submittal

SOQs must be submitted in accordance with instructions provided by the City. Late submissions may be rejected.

All SOQs shall be submitted to the City contact listed below by the submittal deadline of September 1, 2026, at 5:00 PM CT. Interested Parties shall deliver one (1) physical copy to the contact below, labeled "RFQ - PPP Military Barracks" on the exterior of the sealed envelope, and one (1) electronic copy on a USB flash drive in portable document format (.pdf).

Attn: Taylor Wegrzyn
City of North Chicago
1850 Lewis Avenue
North Chicago, IL 60064
(847) 596-8671
tayweg@northchicago.org

6. SUBMITTAL REQUIREMENTS AND EVALUATION CRITERIA:

Tab 1.1 – Operator Background & Information: Provide organizational background, legal structure, key personnel, and relevant contact information.

Tab 1.2 – Technical Capability: Demonstrate experience with design, construction, maintenance, and delivery of comparable military or on-campus student housing projects.

Tab 1.3 – Financial Capability: Provide evidence of financial strength and ability to finance and complete the Project.

Tab 1.4 – Relevant Experience & References: Provide examples of at least 8-10 comparable projects completed within the last ten years.

Tab 1.5 – Project Approach: Describe the Operator’s proposed approach to planning, design, financing, scheduling, and delivery of the Project.

7. METHOD OF REVIEW AND SOQ EVALUATION

The purpose of this RFQ is to identify the Operator that demonstrates the best qualifications, experience, technical capability, and financial capacity necessary to undertake the Project. The City’s evaluation of each SOQ will be based upon the information provided, additional information requested by the City, information obtained from references and independent sources, and presentations if requested. The Operator deemed most qualified may be invited to enter negotiations and pre-development discussions with the City.

8. DISCLAIMER

The City reserves the right to reject any and all submittals, waive informalities, modify the scope of the Project, or terminate the procurement process at any time. This RFQ does not commit the City to enter into any agreement or reimburse any costs incurred by Operators in preparing responses.