



Media Contact:

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GROWTH seeks RFPs for Shimer Square's first phase of rehabilitation

Mount Carroll, IL- Rock Island Economic Growth Corporation d/b/a Economic Growth Corporation (GROWTH) is requesting proposals for the following renovations for "Shimer Square Phase 1A" at its Shimer Square redevelopment site, 203 E. Seminary Street, within the corporate limits of Mount Carroll in Carroll County, Illinois.

The project generally consisting of the following: masonry restoration to the campus gate; general renovations and parking for the building commonly known as the Sawyer House; asbestos removal and interior building demolition for the buildings commonly known as Bennett and Hathaway Halls; and parking excavation and placement of base material. This effort is being funded by the State of Illinois' Rebuild Regional Economic Development Grant Program. In addition to complying with all applicable provisions of State and federal laws and regulations pertaining to nondiscrimination, sexual harassment and equal employment opportunity, successful contractors and subcontractors must comply with the following Program requirements:

- Illinois Prevailing Wage Act (820 ILCS 130/)
- Employment of Illinois Workers on Public Works Act (30 ILCS 570/001 et seq)
- Illinois Works Jobs Program Act (30 ILCS 559/20)
- Business Enterprise Program for Minorities, Females, and Persons with Disabilities Act ("BEP") (30 ILCS 575/0.01 et seq)

Full bid proposal packages can be found at either:

- <https://www.economicgrowthcorporation.com/shimer-square-request-for-proposals.html>
- www.shimersquare.com
- Individuals may also contact Andy Fisher at (309) 788-6311 or afisher@growthcorp.org

The Owner will conduct a walk-through for all interested parties from 9am-2pm on October 11, 13 and 14. Paper and electronic proposals will be accepted at GROWTH's corporate office at, 100 19th Street, Suite 109, Rock Island, IL 61201 and afisher@growthcorp.org. The winning proposal will be announced on November 4, 2022 at 100 19th Street, Suite 109, Rock Island, IL, at 8:00 a.m. GROWTH will select the winning proposal based on qualifications and past work experiences and reserves the right to reject any and all proposals or any part thereof and to waive any irregularities or technicalities in the proposals received pursuant to this notice.

About Shimer Square

The Rebuild Illinois grant funds will kick off GROWTH's comprehensive redevelopment plan to entirely revitalize this historic, vacant former college campus by transforming it into a mixed-use, diversified portfolio of housing, business incubation, artist, and community space as a sustainable, diverse, inclusive, equitable historical community asset built for the future. GROWTH was one of 11 non-profits awarded Rebuild Illinois funds throughout the state of Illinois. Its \$1.5 million award will be leveraged with an additional \$33 million in these initial redevelopment efforts within 14-acre Shimer Square campus.

GROWTH's Shimer Square project advances comprehensive redevelopment strategies. It is investing in stabilization and preservation efforts that will result in the creation of more than 80 units of housing within GROWTH's initial redevelopment phases, along with the creation of a Resource Center in the former college president's home known as the Sawyer House. Future phases include supporting and nurturing small businesses through Shimer Square's entrepreneur and startup incubators while developing the state's workforce through construction related housing and business activity and making future investments to catalyze growth.

GROWTH announced an update to the community on its redevelopment efforts at Mayfest in May 2022. Mayfest has historically been held at the campus and was welcomed back after two years of being cancelled due to COVID-19. "GROWTH continues to work hard behind the scenes to advance the shared plans that are starting to be realized for this historic campus," says Brian Hollenback, President/CEO for GROWTH.

This effort has been a long time coming. As a community-based development organization, GROWTH is known nationally for how to get the "hard deals done." GROWTH first identifies its redevelopment strategy and then seeks the capital necessary to close on financing to start construction. Many times, this takes three or more years to accomplish and consists of multiple, complex layers of financing. Despite three years of delays due to COVID-19 and now facing growing construction costs and supply chain interruptions, GROWTH is persevering due to many strong collaborations leading to many successes and milestones for Shimer Square's redevelopment effort to get it where it is today:

1. Awarded Nonprofit of the Year by NW Illinois Economic Development in March 2020 for its Shimer Square redevelopment plan
2. Awarded State Historic Tax Credits by the Illinois State Historic Preservation Office, 1 of 5 out of the entire State of Illinois
3. Awarded Rebuild Illinois grant by Governor JB Pritzker and the Illinois Department of Commerce and Economic Opportunity, 1 of 11 projects awarded Rebuild Illinois grant funding throughout Illinois
4. Awarded highest allocation in GROWTH's history of State Affordable Housing Tax Credits awarded by the Illinois Housing Development Authority (IHDA)

For more information, visit <http://www.shimersquare.com/> and <https://www.economicgrowthcorporation.com/>.

