



**Park City Municipal Corporation**  
***Architectural, Engineering, Planning, Design and Financial Analysis Services***  
***City Owned Property within the Lower Park Avenue Redevelopment Area***

**~ Questions & Answers for the week of April 1**  
**including those asked during the March 30 Pre-submittal conference ~**

*{These should be considered the answers of record and are the official record for the meeting.}*

**Q1:** Has there been any further resolution in terms of what the resort is doing and what the adjacent corner will look like? The RFP referenced a resort consultant; will this person/firm be addressing this issue specifically?

**A1:** The resort owner—both Powdr Corp. and their successor Vail—have both been consistent in their desire to build a four-story parking garage with transit. The circulation will be reoriented to accommodate buses. The timeframe is TBD, so at this stage it will not play heavily on what we are looking for.

With regard to the scope of the resort consultant: submitters should remember that this is a redevelopment project within an RDA district. The consultant should understand how this smaller project fits within the surrounding area. Of particular note is the connectivity from Miner’s Hospital across Woodside to Empire Avenue. This is perhaps the most significant variable.

**Q2:** How do the findings of the Lower Park Avenue Design Studio come into play?

**A2:** The Design Studio findings were presented to Council on two occasions. With regard specifically to the East/West access, we don’t envision that there will need to be a 20’ paved right-of-way, but perhaps a 12’ pedestrian access. We envision a neighborhood walkway rather than a transit loop.

**Q3:** With regard to the housing expertise of the proposing team, do you desire expertise in funding/financing or design?

**A3:** We need a combination of skills. The city is able to fund the fire station lot using identified funds, but we will require funding/financing expertise to design the budget for the remainder of the properties and lots. The selected team will also need to possess affordable housing expertise (and the corresponding funding/financing methods to help the city achieve a feasible housing mix), to help the city evaluate its options. The selected team will interface directly with city staff,

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including our housing team, and the team will design two-to-three options that can then be recommended to City Council.

This question also more broadly reflects the consortium of skills and talent that will be required of the selected team. Please remember—as was stated in the RFP—that the affordability and immediacy of housing on the fire station lot is the most critical need.

**Q4:** There were follow-up outreach meetings after the conclusion of the design studio, especially regarding the location and program of the senior center. Is the intent of this RFP to start over, or are we absorbing the lessons we learned from this process?

**A4:** Several concepts were pursued during the design studio. These were narrowed down based on Council input. For example: the Mawhinney lot will not be used for this program. All proposers have access to the findings from the design studio, so we ask submitters to work off of this information and move forward rather than looking backward. Please remember that what was developed during the design studio were concepts designs. This contract will develop preliminary designs.

**Q5:** With regard to demolishing an existing building, how should we balance this against the city's stated desire to achieve net-zero? On an individual building level, renovating an existing building would be more sustainable and track to LEED® criteria. But starting from scratch on an empty lot would make it easier to achieve what the RFP is looking for—both in terms of program and creating a net-zero campus. We understand that there are also multiple ways to achieve sustainability.

**A5:** We are looking forward to hearing your ideas on how to balance the city's goals of a program-rich solution and achieving net-zero. Proposers should understand that net-zero is a prime directive for the project, as per Council direction. We understand it's easier to achieve net-zero on a greenfield site. We may also determine that we cannot achieve net-zero on the site itself, and the eventual solution may involve purchasing REC credits or something similar. We suggest that teams bring a broad, comprehensive approach, keeping in mind the site-specific limitations.

We would also caution proposers against dialing down on any one specific issue. Please don't weigh any one factor—whether it be the program for the senior center, LEED®, net-zero, or otherwise—too heavily. At this stage, everything is very fluid. We are looking for experience, expertise, creativity, and innovation. Please understand this will be a collaborative, iterative approach.

**Q6:** Should the entire submittal be submitted electronically?

**A6:** Yes. Please refer to the specifications as stated in the RFP.

**Q7:** Is it OK to email a link to a Dropbox account?

**A7:** No. Your file needs to be less than 10MB and will need to be emailed. If you don't think this will be feasible, please let us know, but we desire succinct submissions.

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**Q8:** Is it possible to extend the submittal due date? All federal, state, and city agencies are issuing RFPs this time of year, which limits many firms' ability to respond. The requirements of this RFP are fairly demanding, and it would be helpful to have more time.

**A8:** We will let you know. We will respond directly to everyone who has signed in, and we will post any extensions on the RFP page on the city's website:  
<http://www.parkcity.org/Home/Components/RFP/RFP/1034/2339>

**Q9:** How do the Miner's Hospital and site factor in? The building did originally have an annex on it, but only the 1904 building was moved.

**A9:** The team should examine optimizing existing buildings as part of the programming process. Miner's Hospital has some inherent constraints, including being leased to a tenant for half of each year. The team should examine what can be done given the constraints. Council reacted strongly against an overhaul of this building (as was proposed during the design studio): they did not want to cause disruption. An adaptive reuse that incorporates an elevator is possible, but the more likely solution will be an interior reorganization that meets ADA requirements.

**Q10:** Is Council reluctant to build a new building because of the library project?

**A10:** This is the case to a certain extent. The library project was funded from the RDA, and the project was more expensive than what was originally budgeted for. Part of this is because we did not have a finely tuned program for the library; we would like to have a more defined program for this project before we develop the buildings.

**Q11:** Can you identify other specific program constraints, especially regarding a solution for the senior center?

**A11:** There is a core group of 40-to-50 seniors who meet a few times a week, but we have heard from other seniors that if there were additional opportunities for interaction, they would participate. The current orientation and setup of the senior center does not make it conducive to this. One solution may be to include a flex space that would allow more people to participate if they so desired. The seniors who have been polled prefer having a dedicated space. They also desire close, convenient parking, as well as direct and easy ADA access. The Millcreek Recreation Center—which has a shared space with discrete wings—has been referenced as a successful model. Please also remember that there are other constituencies—such as teens—who may want a meeting space.

Proposers should also be mindful of the community outreach process that will be a key element of the project. As part of this, the selected team will be required conduct outreach to key stakeholder groups. The city also has in-house resources that can be brought to bear.

**Q12:** What qualifications would you like to see in the Lead Housing Expert? Also, what qualifications would you like to see in the Economic Lead?

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**A12:** While qualifications can be subjective, the most helpful criteria would be the level of the individual's experience and expertise in both housing and applied economics to this particular market segment. A proven track record in a variety of market applications would be helpful in terms of qualifying the candidate.

**Q13:** Could you please clarify:

Section III requests descriptions of five projects that fit into several categories. It also requests a list, table or chart summarizing team's related project experience. Would you like to see descriptions of projects and an additional chart with a summary of the team's experience? Or would you like to see the five projects in a chart? Or can the five projects be included in a more exhaustive 3 page chart?

**A13:** If it is easier to compile the projects and the requested information in a single list, table or chart, please feel free to do so. There is no need to create an additional chart. Also if it is easier to create an exhaustive chart that addresses the information in Section III comprehensively, then again feel free to do so. We don't want anyone to create a new wheel in terms of format but simply want to see the specifics of related project experience.

**Q14:** May we show more than five projects?

**A14:** The language requests 5 similar projects with the caveat that they have been completed in the last 5 years. As noted, attention will be given to projects in the greater Park City area. If that is limiting you have the latitude to mention additional projects in your summary although the summary carries 0 points.

**Q15:** I understand, you would like to see (only) five similar projects from the past five years, preferably in the greater Park City area that address the areas of affordable housing, sustainability, historic preservation and neighborhood master planning. We can layout the material in a chart form that includes projects, locations, references etc.

I read the provision that you wanted to see that list of five projects, as well as an additional chart with all our related work in those areas.

That is not the case, however we can reference additional work in the Summary area, although there is no point allocation allowed for that Section.

**A15:** Correct.