

Park City Municipal Corporation
Oct 28, 2019

**RFQ - Owner Representative and Project Management Consultant Services for the Arts & Culture
Mixed-Use Development**

Responses to questions received by Park City by RFQ deadline of Oct. 25, 2019:

- The RFQ indicates the proposal is limited to 20 pages when printed double sided. As this may be an electronic submittal to can you confirm if the proposal is 40 pages or 20? Additionally do cover pages, tabs, and table of contents count toward the page count? **20 pages if printed double sided. 40 total (including everything) and we prefer an electronic submittal. If printing, please do not use non-recyclable materials for tabs, cover pages or binding etc.**
- What is the current relationship with Sundance Institute and Kimball arts center? **The City is co-designing a District with KAC and SDI as development partners. See LOIs attached.**
- Is the scope of work to included representing PCMC on all portions of the project including Parking Structure, housing, commercial, flexible arts space, Sundance Institute, and Kimball Arts Center? Or is it only for the Sundance and Kimball Arts projects? **Not KAC and SDI buildings but everything else.**
- Are other consultants under contract for the development? Particularly Architectural & Engineering firms? **Yes, Lake Flato and MHTN for City as well as their sub-consultants. KAC hired BIG and SDI team is confidential.**
- What is the preferred submittal? Electronic or a stapled copy? **Electronic.**
- Has funding been secured for the entire project or is fundraising concurrent with scope of services? **Funding is through a Municipal Transient Room Tax approved in 2017 and proceeds from land sales to SDI and KAC. Transit funding will come the the Park City transit funds. Affordable housing funds will come from Redevelopment Authority funds dedicated to affordable housing and Housing Authority funds. Kimble Art Center and Sundance Institute will have individual funding sources for their buildings.**
- Will previous studies done by SDI and KAC be incorporated into this development? **SDI and KAC are responsible for designing and constructing their own buildings on the site. The project has shared development goals as outlined in the RFQ.**
- Are there any previous Arts & Culture development reports that are relevant and that can be shared? **Not at this time due to confidentiality requirements.**
- Is the project published through a procurement site such as Sciquest that can be used to receive information? If so what is the project #? **No. Any updates will be posted to the City's website or emailed to proposers directly.**

- Will the PM be managing SDI and KAC's buildings? No, but there will be a great deal of coordination efforts required between all owners.
- If paper copies are single sided, can you have up to 40 pages? Yes. We would like an electronic version of the proposal.
- Section 5C – Is a Park City business license necessary for PM services? Yes and is easily obtainable.
- Is there a set budget for the overall project? The architect team is undergoing a cost estimation process that will establish the City's project budget.
- Has the funding been procured for the project or will there be any fundraising/procurement prior to start of design and/or construction? The City is using Municipal Transient Room Tax approved in 2017 to fund the City's portion of the project as well as precedes from land sale to our partner developers KAC & SDI, transit funds and dedicated affordable housing funds.