

**Written Response to Submitted Questions regarding Steamboat Springs School District's
Request for Qualifications & Proposal for Owner's Representative Services**

Question 1. Will the previously completed surveys, preliminary site plans, and previously received developer proposals referenced in the RFQ&P be made available to respondents prior to the proposal deadline?

A1. No

Question 2. Has the District established a preliminary project budget, funding target, or maximum anticipated development cost for the approximately 20 employee residences?

A2. No

Question 3. Has the District established anticipated affordability parameters for the employee housing, such as target rents, income eligibility requirements, or long-term affordability restrictions?

A3. No

Question 4. Does the District have an anticipated expectation for in-person presence, onsite meetings, or meeting cadence during the initial 12-month engagement?

A4. Yes, with details to be determined.

Question 5. For purposes of pricing, does the District prefer a fixed professional fee, a not-to-exceed fee based on hourly rates, or phased pricing for pre-development and pre-construction services?

A5. Hourly fee corresponding to professional services provided

Question 6. Page 3 of the RFQP asks for proposals to be "fully ADA compliant". Could SSSD provide more information on what this means? Is it in reference to CRS 84-25-103?

A6. The written proposal must be accessible to individuals with disabilities, primarily through compatibility with screen readers and other assistive technologies. Compliance is measured against the Web Content Accessibility Guidelines (WCAG).

Question 7. Has SSSD considered a Design-Build or CM/GC delivery system for this project? Or is the developer approach the selected delivery because of funding necessity?

A7. We are open to either option, and will evaluate pros and cons once vetted.

Question 8. Has the water and sanitary sewer infrastructure been run to the site, or will the selected Owner's Representative assist in the process of obtaining water and sanitary sewer infrastructure? If this work is in process, could SSSD provide information about where the district is in the process of obtaining utility infrastructure?

A8. There is no utility infrastructure currently in place. We have a verbal commitment from the Steamboat II Metro Water District and the City of Steamboat Springs for water. We also have vetted options and a plan for sewer.

Question 9. Section 4, Item 2 discusses 12 months of availability. Should fees be based on a 12-month duration of services?

A9. Not necessarily

Question 10. Section 4, Item 5 requests a fee proposal. If possible, can SSSD provide preference on if this fee should be a lump sum or hourly, Not-to-Exceed?

A10. Hourly fee corresponding to professional services provided

Question 11. Does SSSD anticipate requesting an additional fee from the selected Owner's Representative during the construction phase, or will this scope be handled in-house by SSSD staff?

A11. To be determined

Question 12. Is it acceptable to show experience in both affordable housing and K-12 education (separately) or is the only acceptable experience affordable housing within the K-12 school market?

A12. Yes

Question 13. Provide any existing diligence materials such as a Phase I, ALTA, Geotech and utility will serves.

A13. Not available at this time

Question 14. Have any commitments been made to contract designers - Architect, Civil, Survey, etc.?

A14. No

Question 15. Is the plan to keep the Owners Rep on for the life cycle of the project, or just the predevelopment through construction ground breaking?

A15. To be determined

Question 16. Routt County doesn't appear to be enrolled in the Prop 123 Fast Track process. Is there an intent to?

A16. We are unaware of the County's intent

Question 17. Has a soils report been completed as part of the site evaluation?

A17. Yes

Question 18. The scope and schedule appears to be for pre-construction work and is slated for 12 months. Does this phase end at time of the guaranteed maximum price and permit approval?

A18. To be determined

Question 19. What is some of the scope related to community outreach; managing websites, social media, community meetings (how many)?

A19. To be determined

Question 20. Can you advise on an anticipated construction cost and total project cost? Is the developer to secure the majority of the funding for the project?

A20. We do not have a clear budget at this time. Currently, it is expected that the District will fund the project.