

Fish Hatchery Land Planning RFP Q&A

- The current due date falls on Memorial Day. Will this be adjusted?

Yes, submission acceptance will be extended to Tuesday May 28th at 5:00 pm

- Are the existing single-family residences envisioned to be renovated with new units or demolished and replaced with units of a different type?

The existing single-family residences are envisioned to be demolished and replaced with a different type of units

- Do you have any information on the current lease timeframes for the single-family residences, or will this not be an issue?

We do not have the specific details, but everyone is aware of the pending plan of future development of that land, and we do not anticipate that this will not be an issue.

- Are any outreach meetings envisioned beyond what's required in the Development Code?

Yes, given the high visibility of this project we plan to have outreach meetings that go above the code minimum. This is because it is a high profile project due to not only the anticipated units, but it is also a parcel owned by the Town of Estes Park that has contracted with the Estes Park Housing Authority to be the Master Developer. To help facilitate public trust, we want to ensure that we have a robust community outreach process to ensure that the public feels heard. We want to take note of what occurred in Browns Ranch in Steamboat and the public backlash that torpedoed that deal. Additionally, there was a citizens initiative on the ballot last year that did not pass, but will likely come back in another form, that severely limits the rights of property owners in terms of rezoning, subdividing, and platting. Due to the sensitive public perception of

affordable/workforce housing, coupled with the fact that this land is owned by the town, we want to ensure that we are doing above code minimum.

- Can you disclose the setbacks encountered during the 2017/2021 development efforts?

In the 2017-2021 development period, the Town of Estes Park entered into a MOU with a 3rd party developer, America West Housing Solutions. The Estes Park Housing Authority was not involved in the previous attempt to develop this land. The previous iteration did not include LIHTC funding and the construction costs increase and supply chain interruptions combined to make the project infeasible per the 3rd party developer.

- Is the Estes Park Housing Authority a department within the Town of Estes Park?

No, the Estes Park Housing Authority is a completely separate entity from the Town of Estes Park. The Town of Estes Park has a liaison that is on our Board of Directors, and the EPHA has a MOU with the town regarding the receipt and use of 6E funds. While we have a good relationship and constant communication, EPHA cannot speak on the behalf of the Town of Estes Park.

- Will any past planning efforts/design documents have valuable input into the future development direction under this contract?

This link below provides additional information on the first attempt at developing this land via the Town and a 3rd party developer. The feedback from the public outreach portion will likely be the most valuable. Per the Town of Estes Park,

<https://estepark.colorado.gov/FishHatcherybackground>

AmericaWest has not provided the Town of Estes Park with any information beyond what is in the link. They believe that the only work that was completed was a survey and title research.

- Will the previously submitted traffic study be provided and will a revised traffic impact study will be required based on elapsed time since the previous study?

We do not have access to the previous traffic study. It is anticipated that we will need a new traffic study due the time lapse and the various changes to the project compared to the previous developer.

- The RFP indicates that the planning team should review the 2023 Estes Valley Housing Needs Assessment & Strategic plan to ensure that their proposed unit mix matches the needs of the community. In our experience the unit mix is driven by the Developer and based on funding sources and market assessment. Is the LP/LA team expected to determine the unit mix?

We as the developer will make the final determination of unit mix and various vertical components on the site. Prior to the public engagement process, we are not prepared to commit to what that unit mix will be.

As pointed out in the question above, the final determination also comes down to financing availability. Due to this aspect, we do expect a large portion of the development

to be funded using LIHTC tax credits. Developing attainable workforce housing for rent or for sale without the LIHTC tax credits is difficult. We will pursue financing options provided by CHFA & DOLA such as the Prop 123 money, as well as the Middle-Income Housing Authority, Impact Development fund, and other 3rd party grants and loans.

This creates some level of uncertainty of what other vertical types will be included to supplement the LIHTC portion to help provide a dynamic and diverse community. The final determinations of vertical and unit mix will fall with EPHA.

- Will the following consultants be contracted separately by the EPHA or do we need to anticipate them to be included within the LP/LA scope? Traffic Engineer, Biologist, Geotech, Electrical Engineer

EPHA will contract these 3rd parties separately.

- When will cost excluded items (Phase 1 ESA, Geotech, marketing studies, etc.) be available to project teams?

These will be available likely late summer or early fall. The RFP is the first step in the Estes Park Housing Authority's process of moving this development forward.

- For legal purposes, we are happy to solicit, and coordinate the survey work but, we recommend that the client hold the survey contract directly. Would EPHA be open to this option?

Yes, we are happy to contract with the survey directly as well as most other 3rd party consultants

- On page 6, the RFP states that responsive proposals must include all plans, exhibits, studies, and effort required to obtain approvals. Could you please clarify? Do you mean that our proposal should include scope and fees for those activities?

Yes, the proposal should include scope & fees for these activities. We do not expect these plans, exhibits, etc, to be completed as part of the RFP itself

- \$2,000,000 is identified in the RFP as the funds set aside for the plans for this work. What percentage of this fee is this effort to complete the horizontal plans and engineering CA?

To be clear, \$2M is not set aside just for planning. We are planning to use these funds also to begin at least some horizontal construction.

- Will staff time be dedicated to this process to assist with the community engagement process for example?

Significant EPHA staff time will be dedicated to all aspects of this project including community engagement. I relayed this question to the town admin, and he said yes, while the town staff will not spearhead these efforts, there will be staff present at community meetings and we can use the towns communication channels to get the word out about engagement opportunities as well.

- Will the EPHA or the Town of Estes Park be able to cover any incidental costs for room rental, meeting notifications and refreshments for community meetings?

These costs should be included in the RFP and planned for the community meetings. These costs will be billed to us at the EPHA, and we will cover these costs at that point in time.

- Does the Town of Estes Park have an expedited project development review process for affordable housing projects? If so, what does that entail?

The Town of Estes Park does not have an expedited project development review process for affordable housing project. However, they did just release an RFP to rewrite the development code, and as part of that, there will be an expedited review process for affordable housing to ensure that the community can receive Prop 123 funds. The code is not anticipated to be completed until summer/fall 2026

- It is assumed that downstream upgrades to the sanitary system will be excluded. Please confirm.

Yes, due to the cost of these downstream sanitary system sewer updates, we need to develop a plan that does not overly burden the existing system. There are no current plans from the town to imminently upgrade this system. Therefore, that is one of the core reasons that our current unit count target is 190 as that is the approximate limit on the current capacity.

The project is not viable if the project triggers these improvements which will require the project to pay for the downstream updates.

- What are the anticipated limits of the Civil Engineering Design and PICPs infrastructure including roadways and utilities?

The anticipated limits are limited to the parcel boundary on the north side of the river and connection to Fall River Road. The portion of the parcel that is on the south side of the river is not anticipated to be part of this process at the moment.

- Will SUE Surveying be required?

Given the presence of existing structures on the sight, I expect SUE surveying will be needed.

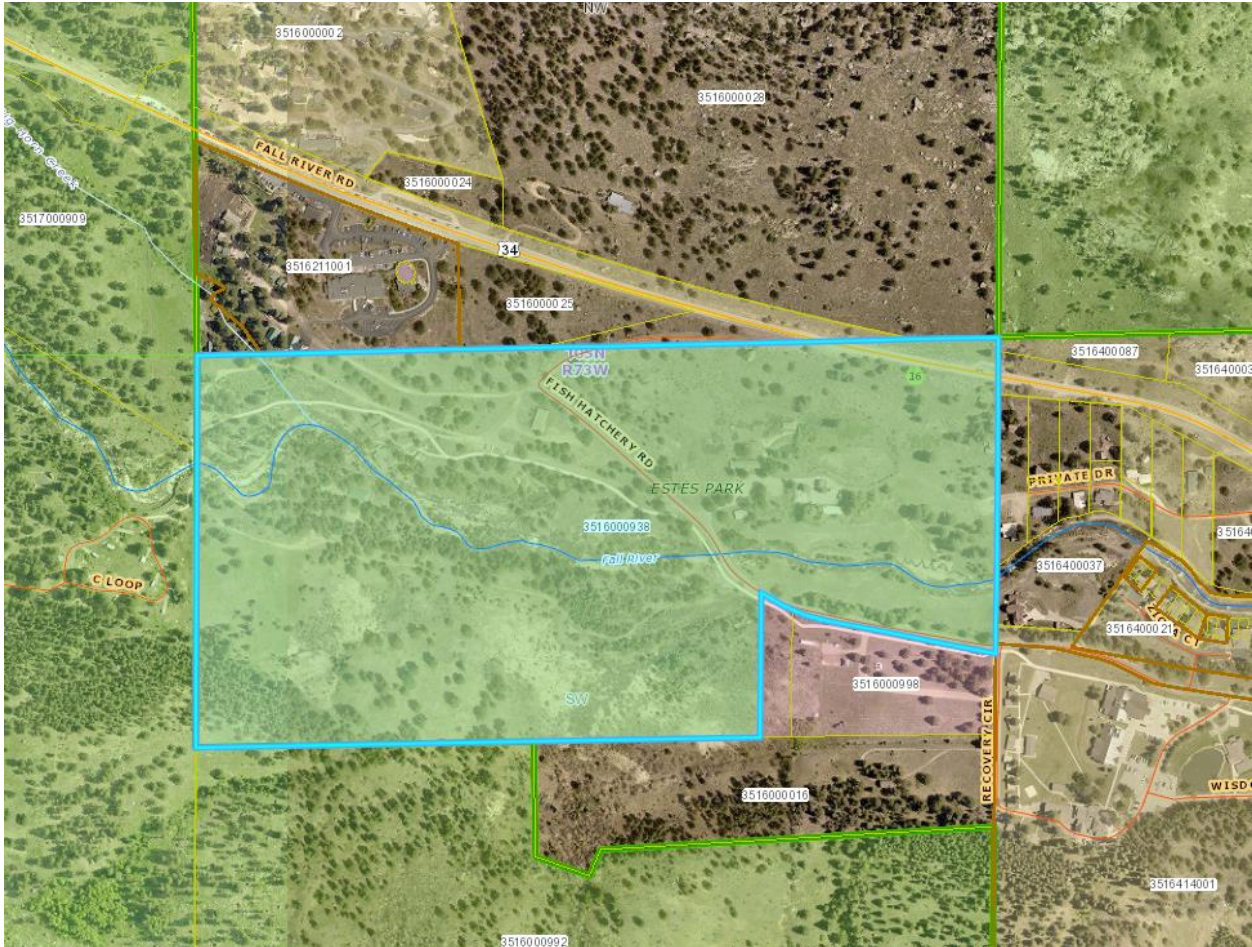
- Can you please clarify the quality level required for SUE?

To industry standards to allow us to properly locate all of the existing utilities on site. Depending on our final site plan, we will either vacate or remove the existing utility lines

- Could EPHA share an exhibit showing the precise extent of the multi-family zoned parcel that pertains to this work and the designated wetlands to be provided on site?

In the screenshot below, the entire parcel with the blue perimeter is the multi-family zoned parcel. For the purposes of this project, we are only developing the land that is to the north of Fall River for development.

At the moment, we do not have knowledge of wetlands being on the north side of the river, however there are wetlands on the southside of the river. As part of this process, we will need to do further examination of the flood plan/wetlands to confirm



- Can the Fall River Hydrology Study (Write Water Report) be provided?

Yes, this report and other information including the Stormwater Master Plan is included in this link as well.

<https://estepark.colorado.gov/floodmitigation>

- Will the irrigation design need to use a non-potable source (well or river with pump/storage)?

This is unclear at this point in time

- The RFP indicates that the Civil Engineer firms shall be hired under the scope of the Selected Land Planning Team. It is common that the civil engineer is contracted separately from the LP/LA rather than as a subconsultant since their scope and fees are significantly higher than the LP/LA team and their liability coverages differ. Is it required for the Civil Engineer to be a subconsultant to the LP/LA firm?

We would like the cost of the civil engineer included in the RFP proposal. However, for the contract structure itself, we are open to contracting directly with the civil engineer.

2 Architectural questions below:

- The RFP indicates that the Architect selection will take place after receiving initial community feedback of initial site design iterations. Is it possible to have the Architect selection take place initially so they can take part in the site design iterations based on their likely conceptual building types?
- The RFP states that an architect will be selected and contracted after receiving initial community feedback and analysis of initial site design iterations. Would it be beneficial to have an architect on board for concepting in terms of building footprints/programming or shall the design team use “typical” footprints during the concept phase?

Based on feedback, we are planning to move up our architectural RFP and we will plan to release this RFP by the end of this month for final selection in July/August.

- The RFP refers to the Town’s Concept Review comment document, but this is not included in the list of appendix items. Can this be provided?

You can find this document attached to this email