

NORTHWEST VT REAL ESTATE MARKET ANALYSIS RFP

Questions and Answers

Q1: Is the intent to create a single market analysis deliverable that addresses market conditions and opportunities within each of the participating jurisdictions, or stand-alone deliverables for each?

A: The intent would be to create stand-alone market analysis deliverables for each county.

Q2: Is there a planned transportation investment that the market analysis should consider, or will the market analysis help drive/support future investments in transportation?

A: The market analysis will help drive/support future investments in housing and transportation.

Q3: Is the intent to identify specific catalyst development/redevelopment sites (at the parcel level) or higher-level redevelopment areas?

A: Identifying specific catalyst development/redevelopment sites and a higher-level redevelopment analysis would be ideal.

Q4: Could you clarify if this RFP has a set DBE requirement of 15 percent? The language suggests to us that, if a DBE is not included in the proposed consultant team, consideration could also be given to the firm's history of working with DBEs.

A: This RFP does not have any set DBE requirement. However, if a firm is a DBE or conveys a history of working with DBEs, that would ensure of points being awarded for that particular scoring category.

Q5: Is it possible to get a list of the consultants on the larger consultant bench contract for TOD?

A: Sterling Mountain Community Planning & Design, Toole Design, Geoffrey Ferrell Associates, SE Group, Stantec, Town Planning & Urban Design Collective, DuBois & King, Framework.

Q6: It looks like this is part of larger ~\$2.25 million grant. Has CCRPC and its stakeholders determined a budget for this portion of the larger TOD plan?

A: We have not determined a budget for the real estate market analysis task. Instead of providing a fixed budget, we're keeping it open to encourage competitive proposals and evaluate various approaches to completing this task.

Q7: Does CCRPC have an estimated budget for this project?

A: We have not determined a budget for the real estate market analysis. Instead of providing a fixed budget, we're keeping it open to encourage competitive proposals and evaluate various approaches to completing this.

Q8: Is there a budget estimate for this project?

A: We have not determined a budget for the real estate market analysis task. Instead of providing a fixed budget, we're keeping it open to encourage competitive proposals and evaluate various approaches to completing this task.

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Q9: The RFP references the completion of a Gantt chart to for key milestones. I didn't see a desired completion date for the entire scope of the project. Does Chittenden County have a desired completing date for the Market Analysis?

A: As the data gathered from this analysis will be used to inform the next stage of the overall project, this analysis should be completed as soon as possible within a reasonable timeframe.