

**Penn Market Project
Architectural Services RFP
Frequently Asked Questions**

1. Our conversation with Christian highlighted some of the recent studies for the market including a Market Research Study prepared by The Food Trust and a Building Conditions Report prepared by Buchar Horn. Are able to provide copies of these documents?

The RDA is not prepared to make these documents public because they have yet to make final decisions regarding the recommendations from each consultant who prepared their respective report.

2. With regards to the proposed budget of \$4M stated in the RFP, is that budget based on funds in-hand or is this number an estimate of funds to be raised?

This budget is based on an estimate of funds needed for the project should we go with all recommendations from the various consultants.

3. On page 8 of the RFP it mentions procuring bonds and insurance. Can you clarify that the design consultant would only be required to provide proof of adequate GL and PL insurance and not acquire bonding?

Correct, you would only need to provide insurance.

4. Under Scope and Nature, services are said to include – “Coordination with City’s consultants on Penn Market Project and to include review of other projects for overall compatibility with economic and community development goals.” Can you elaborate on what other consultants and projects are happening concurrently on the Penn Market Project?

There are a few consultants working with economic development staff and the Redevelopment Authority Board. We have The Food Trust, who is working on a program and merchandizing analysis for the market including an ideal product and vendor mix. We will also have consultant doing an economic feasibility study, along with the conclusion of a capital needs assessment.

5. Given that there is another market (Central Market) operating in York, has there been any discussion about strategic positioning of Penn Market (tenant mix, merchandising, marketing) that would differentiate Penn Market while still allowing both markets to operate successfully? How is, and/or will, Penn Market be different from Central Market?

We believe the differentiating factor between the two is the selected offerings of prepared foods versus whole foods. We would like Penn Market to mimic the offerings of a grocery store model while expanding on a culturally diverse products

based on the demographics of the surrounding neighborhood. We feel this would be complimentary to the offerings of Central Market.

6. Has any economic feasibility or market analysis study been done for this project at this time, and if so, can you provide us with access to that information so that we might prepare our project proposal with the benefit of that background?

The RDA did engage a consultant to model out several scenarios of how the market program can be operated, at this time the RDA has not decided on which course of action it will take and desires to keep this study private until it acts.

7. I understand from a local magazine article that the Buchart-Horn firm has done some type of feasibility or conditions assessment study for the market building, but I have not seen that information. Was this done, and can we see a copy of that information, so that we might prepare our project proposal with the benefit of that background? If you don't wish to share the full study, were there any key points you can share with us?

I am including existing drawings from the report for your benefit.

8. Is all information as contained in the RFP still accurate, and have there been any updates we should know about? If so, please send them along.

With the exception of the MEP related information , all other information contained in the RFP is still accurate.

9. Can you advise us of any number of consultants who have indicated their interest in responding to this RFP?

This information has not been collected or tracked, as we have done an open solicitation to all qualified firms anywhere, and have not received proposals

10. We were told that Paragon Engineering is providing an MEP Feasibility Study and will be working directly with the city on this project. As a result, we were also advised to exclude MEP Engineering from the RFP response. Is this accurate?

Yes, that information is correct. After some review, the planning team here decided to engage Paragon Engineering directly and they will be working with our staff on this project.

11. Is there any additional information regarding programming guidelines/goals?

The stakeholders are still finalizing decisions about the programming as there are still some studies being conducted with regard to the capacity of the building. There will be little delineation from the original goal set forth, which is to have the Penn Market facility remain a food related business.

12. Could you provide further information regarding the extensive of the envelope repair required?

We are unable to attest the extent of how much work needs to be done at this time.

13. We have many projects, some of which are confidential in nature due to our contracts with these clients. The RFP asks us to list all our active projects. Could we possibly list active projects in terms of type and volume instead of indicating clients and projects?

It would be more helpful if you were able to list the projects by location (City, State), type and volume.

14. Is the full \$4m reno project funded now?

The \$4M is not fully funded, in fact it is our desire that the selected architect can help us to value engineer some aspects out of the project, this budget figure will also change as the programming in the space develops.

15. if it's not fully funded now what are the potential funding sources?

Potential funding sources for any gaps will include all course available for the project, including but not limited to capital grants, grants through USDA, internal cash flow, private equity, and tax incentive programs.

16. Does the RDA have an approach in mind for engaging the community? if so some explanation would be helpful (workshops, focus groups, etc.) ...

We have already held several focus groups and workshops through our programming study. We have engaged neighborhood associations, business community, nonprofit community, farming community, restaurateurs, residents, long time shoppers, we have gotten great feedback through the visitors Bureau.

17. Has RACY determined any critical dates, project milestones or overall schedule for this project?

No, and for clarification the RDA (York City's Redevelopment Agency) is a different agency than the RACY (York County's Redevelopment Agency)

18. The RFP requires the design team to include landscape services. What is the intended scope for this component?

It is the desire of the RDA to have design elements in the parking lot and surrounding building that adds to the character of the market.

19. The RFP requires the design team to include kitchen design services. What is the intended scope for this component?

It is the desire of the RDA to have a shared commercial kitchen component in the market.

20. Has a hazardous materials survey been completed? If not, will one be completed by RACY or should that be included in our scope?

The potential of hazardous materials at the site have not been addressed by the Authority.