



**IMDC RFP 25-001: Owners Representative and Project Management Services  
Questions and Answers**

1. Question: Have any other consultants or professional services groups been engaged besides SCB, Site Design, and Sam Schwartz?

*Response: Currently, no consultants or professional services groups have active contracts related to the design or construction of this public space.*

2. Question: How far along is the design process now that the design team has been engaged?

*Response: Design has not yet commenced.*

3. Question: Have any conversations begun with the building department on initial plans and the permitting process for this project?

*Response: No.*

4. Question: Is this project solely funded by IMDC, or will there be additional funding from other sources such as the City, State, federal agencies, or private contributions? If external funding is involved, are there any specific conditions or requirements attached?

*Response: Not all funding sources for this project have been identified.*

5. Question: Is the project budget fully approved?

*Response: Not all funding sources for this project have been identified.*

6. Question: Does the IMDC have a preferred project delivery method (e.g., Guaranteed Maximum Price, Lump Sum), or are alternative approaches welcome for consideration?

*Response: The IMDC welcomes alternative approaches to project delivery.*

7. Question: Will the project have a single point of contact and decision-maker representing the end user, or will a team of stakeholders be involved in decision-making? If a team, how will decision-making authority be structured?

*Response: A small IMDC project team will be established and will have decision-making authority.*

8. Question: What are the existing community, neighborhood, or local business challenges that may impact the project, such as traffic, noise levels, or other concerns?

*Response: Community concerns and issues will be identified during the community engagement process during design.*

9. Question: Will there be any anticipated roadwork or infrastructure improvements as part of the project? Additionally, is there a plan to increase parking capacity for visitors?

*Response: To be determined.*

10. Question: Is IMDC interested in involving the community and local businesses throughout the project? If so, are there specific expectations or preferred methods for community engagement?

*Response: Yes, a community engagement plan will be developed in coordination with the design team.*

11. Question: Are there demolition drawings for the former “Easter Seal Building” which had occupied the 2023 West Ogden Site readily available? Were foundations for the former building site removed?

*Response: There are no drawings available. No, foundation beyond 4 feet remains.*

12. Question: Was a Phase II, Environmental Site Assessment performed for the building and site prior to the demolition of the 2023 West Ogden site, and did it validate that all hazardous materials have been removed from the site, or will that be part of the project?

*Response: A Phase II Environmental Site Assessment was performed for the site. Additional remediation may be required as part of the project.*

13. Question: Did the Environmental Site Assessment validate whether any underground fuel oil storage tanks had been (or are) present on the site?

*Response: Further investigation is required to determine if any underground storage tanks are present at the site.*

14. Question: Were all utilities serving the former “Easter Seal Building” at 2023 West Ogden capped outside of the property lines for the subject site?

*Response: Yes, utilities have been capped.*