

**MERIDIAN DEVELOPMENT CORPORATION
REQUEST FOR QUALIFICATIONS**

FOR

**DESTINATION: DOWNTOWN MASTER PLAN
UPDATE**

ADDENDUM No. 1

The Meridian Development Corporation (“MDC”) hereby issues this Addendum No. 1 (A1) to its Request for Qualifications (RFQ) for the Destination: Downtown Master Plan Update which was issued June 08, 2022. MDC conducted a pre-proposal conference and received questions regarding the RFQ and desires to provide additional information regarding the RFQ in response to said questions. This Addendum No. 1 supplements and amends the RFQ and is to be considered by those responding to the RFQ.

Questions.

MDC held a pre-proposal conference meeting on July 14, 2022. In accordance with the RFQ responses to substantive questions will be addressed in an addendum to the RFP. MDC Administrator has outlined the questions that were asked by participants and its responses below.

Additional Questions:

Question 1. Will you release the list of holders of the RFQ?

Answer to Question 1. The RFQ holder list may be released, upon request, after the September 02, 2022 submittal date.

Question 2. Please explain what the FEMA grant is in relation to the Nine Mile Floodplain.

Answer to Question 2. MDC, in partnership with the City of Meridian, has applied for federal funds to assist in the cost of constructing the needed improvements associated with the Nine Mile Floodplain. The goal of the improvements is to remove as many of the properties between Meridian Road and Main Street as we can out of the 100-year floodplain. The estimated project cost is \$4.3M. If MDC and the City were awarded a grant, this could pay for as much as 90% of the project. If the grant is not awarded, MDC has been saving for several years to complete the project without grant funding.

Question 3. What will be the City of Meridian’s involvement?

Answer to Question 3. The City of Meridian is an important partner in this process. As many cities, they are facing staff shortages and an inordinate amount of projects to evaluate. MDC is having ongoing conversations with City leadership to determine the best way for the City to stay engaged. Once a team is selected, and a schedule is agreed upon, MDC will work with the City to determine who will be involved, and how they will be involved.

Question 4. Will the City ultimately adopt the recommendations related to the parking study and the community design guidelines?

Answer to Question 4. While nothing is 100%, it is the goal and intention to have the City codify recommendations related to the parking and the community design guidelines.

Question 5. Will this plan be adopted into the City's Comprehensive Plan?

Answer to Question 5. The original plan was adopted by reference into the City's Comprehensive Plan in 2010. It is envisioned that this update will be as well.

Question 6. What is the community outreach plan?

Answer to Question 6. This is up to each consultant team to propose to MDC per the RFQ requirements.

Question 7. Is the Auditorium District project shared in the RFQ programmable?

Answer to Question 7. The project shared in the RFQ related to the Auditorium District was for background knowledge only. That particular block has been developed by the Old Town Lofts project.

Question 8. Is the funding for the RFQ through MDC, the City, or both?

Answer to Question 8. The funding for the project is through MDC.

Question 9. What is the budget for the RFQ?

Answer to Question 9. No specific budget has been set by MDC.

Question 10. Does MDC have funding for this project?

Answer to Question 10. Yes, we believe we have sufficient funds available. MDC has been anticipating this project and believes it has the funds to move forward with this project.

Question 11. Why are fees submitted separately?

Answer to Question 11. The fees are submitted separately because this is an RFQ. When asking for qualifications for certain professionals such as architects or engineers, fees are considered as part of the initial evaluation of the submittals. Once we have evaluated the submittals and initially selected a team, we will review the fees and enter negotiations on a scope of work and overall budget.

Question 12. Why are fees mailed and the RFQ is submitted electronically?

Answer to Question 12. This was an oversight in the drafting of the RFQ. While the RFQ response will be emailed to the Administrator as instructed in the RFQ, the fees should be emailed to MDC Legal Counsel, Todd Lakey, at the following email address:

todd@borton-lakey.com

Both the RFQ and the submission of fees must be received by the due date and time as instructed in the RFQ. If one of the items is not, this will disqualify the submission.

Question 13. Is there an opportunity for the rail-line to be a part of the discussion?

Answer to Question 13. That is unknown and depends on the railroad and public entities involved. While there may not be an opportunity to have rail service in the near future due to the lack of political will and funding, the preservation of the corridor, all while planning for pedestrian and bicycle connections along the corridor are important.

Question 14. Are there deficiencies in the 2009 parking study?

Answer to Question 14. No deficiencies, but many things have changed since 2009. The population in 2009 was 72,000. Today it is 122,000+ according to COMPASS. In 2009, not much was occurring in downtown Meridian. Today, we have two urban projects completed (the Keller Building and Old Town Lofts) and two large-scale urban projects in the planning or construction stages that are designed to be 8-stories in height with a multitude of uses.

Question 15. Does the separate budget count towards the 30-page limit?

Answer to Question 15. No.

Question 16. Who will be on the review and interview committee?

Answer to Question 16. The committee is not finalized but will likely consist of MDC board members, City Council members, the Chamber of Commerce, key downtown stakeholders, and MDC/City staff members.

Question 17. Will all five study areas occur concurrently or sequentially?

Answer to Question 17. We look forward to your thoughts and proposal.

Question 18. What is the project duration?

Answer to Question 18. We look forward to your thoughts and proposal.

Question 19: What is the expertise of the MDC Board Members?

Answer to Question 19. David Winder, Chairman: Commercial Real Estate Broker; Nathan Mueller, Vice-Chairman: Owner of Zennify; Steve Vlassek, Secretary/Treasurer:
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Commercial Real Estate Broker; former Mayor Tammy de Weerd: former Mayor of Meridian for 16-years and community champion; Rob McCarvel, Vice President, Director of Marketing for United Heritage; Kit Fitzgerald, Residential Real Estate Broker; Dan Basalone, Retired, Owner of downtown Meridian properties; and City Councilman Treg Bernt, business owner.

Question 20: When are interviews expected to be scheduled?

Answer to Question 20: Right now, the MDC Administrator is targeting the week of September 26th or October 03rd. This is subject to change due to the availability of committee members.

List of Additional Email Attachments:

Attachment 1. Destination: Downtown 2010 Original Master Plan (A couple of teams have stated that the link to the original master plan does not work.)

The RFQ is hereby amended to include the content and attachments contained in this Addendum No. 1. Interested persons or firms are required and responsible to consider this Addendum No. 1 in preparing their response to the RFQ.

Ashley Squyres

Ashley Squyres, MDC Administrator

Date: Friday, July 22, 2022