



Request for Proposals – Eligible Questions & Responses

Project: River Ridge Middle School – Surplus Property Subdivision

Issued: June 5, 2025

1. Should the zoning and design criteria be viewed as (flexible) guidelines or should they be viewed as (strict) requirements?

The Selection Committee and GCCSC Board anticipates a development in alignment with the existing zoning classification. Other development programs may be proposed and will be considered for their compliance with the stated goals and vision of the RFP, and any necessary changes or deviations to the existing zoning classification will be the responsibility of the chosen respondent to complete.

2. How many responses can a single proposer submit?

Only one response is permitted per respondent, however, there is no limit to the number of development scenarios that may be proposed in the response. If more than one scenario is proposed, the respondent should clearly delineate between the various scenarios in the RFP and provide sufficient details for each scenario. If multiple scenarios are proposed in a response, the respondent should clearly identify which, if any, is the respondent's preferred scenario. Regardless of how many scenarios are included in a response, the respondent is still bound by the page limit and response requirements as detailed in the RFP.

3. Please explain the proposal review and selection process?

Responses will be opened publicly during the July 9th meeting of the GCCSC Board and then taken under advisement. After opening the responses will then be reviewed and scored by the Selection Committee based on the proposal's compliance with the stated goals and vision of the RFP. Specifically, the Selection Committee will review the responses against the items identified in the "Criteria for Consideration" section on page 5 of the published RFP. After the Selection Committee has completed their review and scoring, a recommendation will be made to the GCCSC Board; the Board will then select a firm with which to enter negotiations. During the review process, the Selection Committee may reach out to a respondent with questions about their proposal or may invite a respondent(s) to interview and discuss their proposal.

4. Will all questions and responses submitted be made available to the public, including who submitted the question?

All submitted questions and their associated response will be made available to the public on the GCCSC website. All submitted questions and responses will be kept anonymous.

5. Please define or explain the meaning of 'placemaking' as it is referred to in the RFP.

For the purposes of this RFP, placemaking refers to the intentional focus to create places that prioritize pedestrians, are human-scaled, and promote community and a sense of identity. Proper placemaking should result in a sense of community and create a sense of pride. In the context of a residential subdivision placemaking may take the shape of identifiable community elements, pedestrian and bicycle facilities, open/green spaces and

intentional landscaping, and a strong focus on site design and building architecture that inspires, attracts, and creates cohesion.

6. Will GCCSC disclose full and complete copies of the two appraisals prior to the submittal deadline of 7/9/25?

GCCSC will share copies of the two appraisals upon receiving such a request via email, as long as the request is made no later than 2:00pm on Tuesday, July 8th. Any respondent or potential respondent interested in reviewing these appraisals should contact Nate Koets, Project Manager, at nkoets@gccschools.com to make the request no later than the aforementioned deadline.

7. Has a Wetlands & Stream Delineation been performed for the site to determine the presence of IDEM/USACE jurisdictional features?

A Wetland & Stream Delineation has not been performed for the site.

8. Has an Endangered Species Evaluation been performed to determine the presence of critical animal habitat in the stream and/or woodlands?

An Endangered Species Evaluation has not been performed for the site.

9. Has a Geotechnical Study been performed to determine the presence, depth, and composition of subsurface rock or other unsuitable soil conditions?

A Geotechnical Study has not been performed for the site.

10. Has a Phase 1 Environmental Site Assessment been performed to identify any potential hazardous conditions or contaminants present upon the site?

A Phase 1 Environmental Site Assessment has not been performed for the site.