

**Addendum 1: City of Versailles Downtown Revitalization P3 RFP
Response to Questions- June 4, 2021 Site Visit**

1) Proposal for apartments on 2nd floor vs offices?

- Page 7 of the RFP states the minimum requirements of the 2nd floor

Second Floor

- a. Proposals must include office space for at least the Woodford County Tourism Commission and the Woodford County Chamber of Commerce, with the potential to include space for additional public agencies or non-profit entities in the future.
- b. The Woodford County Tourism Commission has one employee and the Woodford County Chamber of Commerce has two employees.
- c. The overall office layout can include an open concept and shared workspace experience. Designs must include a shared conference room large enough for at least 15 people.

2) Is the Head Start garage area located between the Park Street and the back of the Courthouse Annex included in the project?

- Respondent could include this in their response if critical to their design, however the city would need to acquire (buy) the property and help relocate them. The Project Site Map on Page 5 of the RFP shows a portion of the Head Start driveway is included in Zone 4, but does not include any part of the Head Start building or garage. *However, the City is looking for creative solutions to enhance the spring area leading to the Big Spring Park and Proposers are encouraged to present concepts that could incorporate or alter the Head Start facility in a way that maximizes the Big Spring Water Feature and connectivity to the Big Spring Park*

3) What is the City's expectation for parking capacity in the lot behind the old Police Station?

- Respondents should maintain the existing space count or expand where possible.

4) Does the City have an estimate for anticipated capacity of pavilion?

- Designs should focus on flexibility for personalized seating for a variety of events. The parking lot and pass through traffic would be closed during regular events, therefore the entire lot would be available.

5) What material was used to backfill the old swimming pool next the Evidence Building?

- Gravel, likely dense grade.

6) What is the function of the Alley beside the old Police Station, and could this be repurposed?

- The alley cannot be totally closed off; however, it could partially be during events (pop up seating/tables etc., art work on walls, lighting, etc. could be incorporated during events).

7) Are there Historic tax credit possibilities with the project?

- The building is not currently located in a historic tax district or listed on the National Register of Historic Places. However, the building may be eligible and much of the surrounding property is in a historic tax district, see [Attachment E: Historic District Map](#).

8) Would the City consider extending the RFP submittal deadline?

- While the City wants to accommodate all potential respondents, at this time, we're not inclined to change the schedule as stated in the RFP.