

- **We understand that a consultant will be selected to complete the data analysis work for the project. Besides the consultant party to be hired for the 2015-2024 Impact Analysis, does the EDA plan to or have any other contracts in place to support or inform the Development Plan update?**

The data analysis firm the EDA is selecting is for a separate, but related, scope of work. The [impact analysis RFP](#) issued in November 2023 is for a 2015-2024 retrospective analysis of DMC economic, fiscal and experience impacts. The results of that analysis could inform elements of the plan update. Other consultants may be engaged during the plan update process, but RFQ respondents are encouraged to propose a team that meets the qualifications requested in the RFQ.

- **The RFQ identifies Budget Information as a component of the response but does not identify specific guidance for response on this topic. With the understanding that the scope and budget will be defined through contract negotiation, is the EDA requesting a high-level budget estimate within the RFQ submittal?**

No, we have not requested budget estimates at this time. As noted in the RFQ, final budget and cost terms will be determined in a final executed contract. Currently, the EDA assumes a budget of \$500,000 for the completion of this scope of services. Final scope and project budget will be defined via a collaborative process between the selected respondent and the DMC EDA staff as part of the contract negotiations phase.

- **Is the DMC interested in seeing an urban design-focused firm lead this effort to focus on placemaking and vision for the future in conjunction with land use planning, transit planning, economic planning, etc.? This firm would be supported by other sub-consultants in the delivery of the scope of work. We think this would be a great opportunity and approach, but we would like to hear DMC's perspective.**

Yes, we are open to this approach.

- **Referring to the 2020 Plan contents –would this Update scope of work identify the next generation of Major Projects for private development, mobility, public realm, streets and sewers, or are these already identified or known.**

Some major public and private projects are already known. The selected firm will be expected to work with DMC staff to establish a framework for identifying and prioritizing future capital investments.

- **How far is this scope looking for design deliverables for Major Projects, at the design guideline, urban design, rendering/visualization, or conceptual design level. Would this be for all Major Projects or a smaller selection?**

Design deliverables will be determined during the contract negotiation process.

- **To what extent will this plan update explore new design concepts for new or rethought investments within the DMC? Or is the focus of this plan primarily on the prioritization and implementation strategy for existing and planned design concepts and priority projects?**

The DMC Development Plan is required to provide “a framework to identify and prioritize short- and long-term public investment and public infrastructure project development and to facilitate private investment and development”. Given that, the 2025 plan update will “explore new design concepts for new or rethought investments within the DMC” to the extent that strategies or concepts in the current development plan are found to be outdated or misaligned with current DMC priorities.

- **With the concurrent selection of the impact study, would the DMC consider a firm that is both on the impact study project team and the plan update project team a conflict of interest?**

No, we would not consider this a conflict of interest.

- **Given the range of topics and disciplines covered by the scope and the composition of the final report, is the preferred team composition one led by an economics/finance/ management practice, or by a master planning / campus planning / urban design practice.**

We are open to either approach.

- **We understand that the EDA has a separate RFP process for analysis of the economic, fiscal, and community impacts resulting from the implementation of DMC economic development initiatives from 2015-2024, as a “lookback”. Should the response to this RFQ for the 2025 Update to the DMC Development Plan anticipate preparing “look forward” market, economic, fiscal and community impact forecasts for the next five years (2025-2029/30).**

Yes.

- **Is there a requirement for a transportation and transit consultant on the team, or will the selected team rely on transportation and transit outputs from existing projects covering the City of Rochester and Olmsted County.**

The selected team will be encouraged to rely on the existing transportation, land use, small area, and economic/fiscal impact plans that have been developed by DMC, the City of Rochester, Olmsted County, the regional metropolitan planning organization, and others. Synthesizing existing plans will be a key responsibility of the selected team.

- **How many rounds of public engagement with Rochester residents and employees are anticipated?**

The schedule of community engagement activities will be determined during the contract negotiation process.

- **Is it possible to extend the submission deadline by a week to Wednesday January 22, 2025 to allow time for preparation of a full proposal?**

At this time, we do not intend to extend the submission deadline.

Please note, this is a request for qualifications only. A complete proposal describing how your firm/team would specifically address this undertaking may be requested at a later date. But first we are interested in learning about your firm/team history, past experience and expertise, and potential staff assignments, as evidence that you can meet our scope of services as outlined in the RFQ.