

1. **Will there be a LEED component?**  
Whether to pursue LEED certification for various aspects of the 9<sup>th</sup> & Colorado project has not been determined. Regardless of LEED processes, Continuum places a high value on sustainable design and operational efficiencies and will incorporate sustainable design in every aspect of the project. Please clearly identify your approach to sustainable design and your experience the LEED process.
2. **Has DIG been awarded landscape architecture for this second Phase?**  
DIG Studio has been contracted for site-wide streetscape design and the design of the Block 8 park. Future opportunities for landscape architecture services related to Blocks 1, 2, 4, 5 and 8 will be evaluated at the time we collectively establish the comprehensive design teams for these blocks with the selected lead architect(s).
3. **Will the sign in sheets be posted online?**  
The list of firms in attendance at the July 27<sup>th</sup> outreach meeting has been posted to the project website.
4. **Can design firms partner or create JV structure to submit?**  
Our focus is on the lead architect(s). If you wish to submit as a partnership or joint venture, please clearly communicate the organizational structure of the partnership or JV, and the entity that would be contractually responsible to the owner.
5. **How quickly will you want the design team to get started?**  
We will issue formal notice to proceed to the selected architect(s) immediately following the selection process. We anticipate the architect(s) advancing the conceptual design under a formal NTP while the comprehensive design team(s) is being established and contracts are being negotiating. We will use a modified AIA B103 contract form.
6. **Is there a master code consultant for the project?**  
No. Continuum Partners typically contracts directly with code consultants and we anticipate contracting these services on a block by block basis for the areas included in this RFQ.
7. **What are the plans for zoning?**  
The project will be designed and executed under the existing zoning, General Development Plan, and Design Standards and Guidelines.
8. **Which Building Code will apply?**  
We expect this phase of the project will follow the new Building Code anticipated to be adopted by the City of Denver later this year.
9. **Will there be a design competition?**  
While we reserve the right to determine the next steps based on the qualification statements we receive, we do not anticipate a design competition.
10. **Will there be a design-assist program? How do you intend to control costs?**  
Continuum Partners and our partner CIM Group have internal expertise in both design and construction management. We typically engage our general contractors early in the design process. We typically use the schematic design package to solicit preliminary pricing and select our general contractors. Once selected, our general contractors provide typical preconstruction services

including constructability review and pricing.

11. Is there a typical spec for the retail core and shell?

Continuum does have a typical retail and a typical office core and shell spec we will use in the design of these buildings and in establishing the specific scope of work with the selected architect(s).

12. Please describe your typical review process?

We are a very hands on developer. We are active participants in every stage of the design process. In addition to the ongoing collaboration on the design, we prepare detailed and comprehensive redline reviews and comments on every design package (SD, DD, CD, etc.) the design team issues.

13. Do you have a hotel flag signed on?

We have not entered into an agreement with a specific hotel flag. We are currently engaged in discussions with several hotel flags and hotel operators for the project.

14. Will SBE efforts/goal be coordinated across the entire project or specific to each contact?

The SBE goal of 23% applies to all professional services and construction contracts for the entire project. We are looking for your specific strategy and approach to achieving a minimum 23% SBE participation for the general scope of services outlined in this RFQ. Please refer to the Small Business Enterprise Outreach & Assistance Plan for 9th Avenue and Colorado Boulevard.

15. How will the site plan process be handled?

The property is zoned under the old Chapter 59 zoning code and is considered a single zone lot. Therefore, the entire site will be processed as a Planned Building Group (PBG) submittal with a series of amendments as opposed to individual Site Development Plans (SDP). The first draft of the PBG has been submitted to the city and is currently under review. This will be an iterative process and will require support from the selected architect(s).

16. Can you describe a comparable project to what you are envisioning for 9<sup>th</sup> & Colorado?

There is no comparable project in the Denver metropolitan market. We have a unique opportunity to develop a 12 city blocks and create a new vibrant mixed use neighborhood.

17. What role will the selected firms play with regard to community outreach?

Continuum will manage all community outreach efforts for the project directly. The design teams are expected to support the community outreach efforts, make presentations at the request of and in coordination with the owner, and provide necessary materials the owner may need for community, agency, and public relations efforts.

18. Are you considering Design/Build for any portions of the project as a means of adhering to the anticipated schedule?

We have not been considering a design/build approach to date for any of the scope associated with this RFQ. However, if schedule becomes a significant concern, we may consider design/build for certain portions such as a parking garage.

19. Can you clarify that the anticipated development program for this RFQ is retail, office, hotel, and associated parking, and does not include multifamily residential?

Correct. The program does not include multifamily residential.