

July 13, 2022

Glenwood Resource Center Redevelopment Planning RFP- Questions/ Answers

1. Is there an inventory of existing documentation and will any of that information be furnished? Historic Resource Survey, Existing Drawings, Maintenance Records, etc.

A: Several historical documents, existing building footprints, and utility maps can be found here: https://iowa1-my.sharepoint.com/:f:/g/personal/nichole_hansen_iowaeda_com/EtSjO0QnJ8JAmoltN9zxTwcBlhYErIZu0HD22ZnFWwXyzg?e=y3thS2

Additional records and historical surveys will be provided prior to the start of the planning and design process.

2. How many planning sessions should be anticipated and what form do those take (in-person, virtual, hybrid)?

A: 3-5 hybrid public participation sessions are expected, along with multiple information gathering meeting with local stakeholder groups currently existing on the campus. The State welcomes suggestions from respondents regarding the number and format of planning sessions.

3. Who are the stakeholders and/or what is their role in this project? Will the stakeholders and/or potential tenants have any decision-making responsibilities during this project?

A: Existing stakeholders on the campus include multiple healthcare non-profits and the Glenwood Community School system. In addition to the existing non-profits, Mills County, the City of Glenwood, and regional/local community partners will be in engaged with the planning and design process.

4. What is the desired user group for this project? The planning and design process will focus on local stakeholder groups and regional.

A: The desired user group will be the outcome of the planning and redesign process, which will include public participation from local and regional stakeholders and community members.

5. Aside from vehicular traffic considerations will there be any New Construction expected for this project?

A: No new construction is anticipated prior to the completion of the final plan.

6. Does IEDA have a recent example of a mixed-use market study that could be shared with potential respondents?

A: IEDA does not have a study that would be applicable to the unique nature of this project.

7. What is the timelines for the state to sell the facility?

A: The state will transfer properties and it is anticipated the project area will be fully transferred by the end of 2024 or first quarter 2025.

8. Can the state provide a copy of the proposed services contract or a link to one that would be utilized for the Glenwood Resource Center Redevelopment Planning RFP?

A: A contract shell can be found at this link: https://iowa1-my.sharepoint.com/:w:/g/person/nichole_hansen_iowaeda_com/Ed15ITsdPWRJulvOYU6iXqoBxpPr7_7HBSFPcWHN2GqZoQ?e=j9HGBg

9. Is there a map showing the property boundaries for the redevelopment? Is there any property included that is not part of the campus itself?

A: A copy of a map can be found at this link: https://iowa1-my.sharepoint.com/:b:/g/person/nichole_hansen_iowaeda_com/EXBhR6aZ_oNlIgt_n_pHLwREBeklKpBKOQ7bCijWwHQaRIQ?e=QN0tDr