



**RFQ for Early Childhood Provider for Parcel 2E**  
**Questions and Answers**  
**Close 1/10/2022**  
**Answers 1/14/2022**

RFP Questions Close	January 10, 2022
RFP Question Response	January 14, 2022
Proposals Due	January 21, 2022 at 3 PM - Mountain Time

The Town has been asked some questions regarding this project. Please see the questions and the **Town's responses** below.

1. How is the committee going to choose a provider based on the application status?

**Answer: The evaluation criteria is provided on page 10 of the RFQ. "Experience" and "Approach" are weighted equally with each consisting of 45% of the evaluation. It is anticipated that the rankers will give particular attention to the following:**

**Experience**

- **demonstrated previous successful and positive experience as an early childcare facility provider;**
- **ability to operate a program that, at a minimum, meets the days and times and other criteria outlined in the RFQ;**

**Approach**

- **willingness and competence to take the lead in developing an implementable program, in seeking and in obtaining funding;**
- **commitment to operate a high-quality childcare center that meets the needs of the families and employers in the Roaring Fork Valley as outlined in the RFQ;**
- **attitude to work collaboratively with Town Staff, Council, Basalt Early Childhood Coalition, design firm, and others to develop the best outcome for Parcel 2E.**

2. Have any providers turned in an application yet?

**Answer: Town Staff has not received any proposals as of the beginning of the day on January 14, 2022.**

3. With having a loan for the build out, is there an option to own the building in the future?

**Answer: The current thinking is that the Town would not own the building. Rather, the Town would retain the land, lease it to the Provider, and the Provider would obtain financing, build and continue to own the building. The Town has used this process in the past for the Roaring Fork Conservancy, who constructed the River Center, and for The Arts Campus at Willits (TACAW), who constructed the Contemporary, a performing arts center just north of Parcel 2E.**

**However as stated in the RFQ (see page 6), the Town Staff is not foreclosing other arrangements, particularly if there are other uses on Parcel 2E such as the large community room or affordable housing. Some options include: the building still being owned by the Provider and leased to other entities: the building being condominiumized and the non-childcare portions sold to other entities: or the building being sold to another government or non-profit. Other creative solutions can also be developed by the Provider. See also the answer to Question No. 4, below.**

4. What are the lease terms? (year to year or 5-10 year lease agreement) The reason for a longer term is because a large loan will take about 10 years to pay off, if you don't have a large amount to put up front.

**Answer: The lease term will be negotiated by the Provider with the Town as part of this Project. As stated in the RFQ (see page 6). Staff's current thinking is that the lease would be structured similarly to the prior leases with the Roaring Fork Conservancy and TACAW. Both of those leases included a provision stating once a certificate of occupancy was issued, the lease automatically extended to 99 years. The leases included provisions that the lessee could ask for an extension. The purpose of the performance measures in the lease was to make sure that the lessee was making progress toward building the desired facility and not have the land tied up.**

5. With community space to rent, is it up to the provider to lease the space out to make extra income?

**Answer: That aspect is something that will be determined through the process. The purpose of running the design process for the facility this year at the same time as this Project, is to work through different options including uses, how they could work together, and how they could be funded.**

6. Do you have any idea what the cost would be on the lease?

**Answer: The Town's past practice has been for land to be leased at exceptionally low rents. The TACAW lease charges \$1.00 a year. Town Staff is looking for use of the land to be the Town's primary financial contribution toward the facility. The Town Council will determine the appropriate lease amount. The Town previously rented part of an existing building to the Art Base (a local non-profit arts organization) for lower than market rent as a temporary use.**

7. Is the 5-year lease timeframe something that can be longer? Seems like a lot of work for a 5-year lease agreement!

**Answer: See the Answer to Question No. 4, above.**

8. Is the Town of Basalt doing the build-out or is that responsibility of the childcare center?

**Answer: The Provider will take the lead on hiring a contractor and doing the build-out of the childcare facility.**

9. What will the rent be?

**Answer: See the Answer to Question No. 6, above.**

10. What is a rough cost of the build-out?

**Answer: The successful Provider will work with the design team to more fully understand the cost of the facility's build-out. The work that the Town has previously completed was included as part RFQ.**

11. Who will be on the review team for the selection of the Provider?

**Answer: Currently, the review team will include staff from the Town of Basalt, Early Childhood Network, and the Eagle County Government. Potentially the review Team may also include other leaders in the childcare industry such as the Basalt Early Childhood Coalition, Rocky Mountain Early Childhood Council, and Colorado Office of Early Childhood.**

12. Is this a land lease?

**Answer: See the answers to No. 3 and No. 4.**

13. How do the other land uses work? Will they pay rent to the Provider?

**Answer: See the Answer to Question No. 5, above.**

14. Is the Town locked into a firm for the conceptual design?

**Answer: Yes, the Town has entered into a contract with Land + Shelter and Alan Ford Architects for the conceptual design and the Town will be paying for the contracted work. While the Town does not envision it, nothing would preclude the Provider from consulting with a different firm, but the Town would not be paying for those services.**

15. Can this agreement with the design firm be modified?

**Answer: The Town feels that the contract is solid. However, nothing prevents the Provider, Town and design firm from discussing changes to the contract. Amendments to that contract would require approval by the the design firm and most likely Town Council approval. The Town has a limited budget for this part of the Project. The successful Provider will work with the design firm, Staff and the Basalt Early Childhood Coalition to work through the conceptual design which will go to the Town Council for approval. After the conceptual stage the Provider will take the design lead.**

16. Will a Pre-submittal list be available?

**Answer: Staff was not planning on making a pre-submittal list available because the meeting was by ZOOM and there was not a sign-in sheet at the meeting. A link to the ZOOM meeting is on the Town's website and it is assumed that anyone interested could view the meeting. Questions will be posted on 1/14/2022 and emailed directly to anyone who provides their email to Sara Nadolny. If a**

**provider would like to email information out to members of the Basalt Childhood Coalition, Staff would be willing to do that.**

17. Other information

**The RFQ included information on a community room and affordable housing on Parcel 2E. The Town is also looking at the possibility of placing movable photovoltaic (PV) panels on Parcel 2E in the interim period before a building permit is issued at the Town's cost. (Holy Cross has temporary PV panels on its Glenwood Springs facility). The Town is in the final stages of interviewing solar consultants who will be looking at different Town properties and features for feasibility as part of the Town's Basalt Forward 2030 projects. Any new building would need to meet the Town Code energy and sustainability requirements.**