

Addendum #1

**York County Industrial Development Authority
RFP For Ballpark Commons
319 – 335 N George St**

1. The RFP states more than 20,000 sq/ft building – is this exact size required?
 - a. No, please propose your idea for what size building you feel is best suited for this development and please justify your suggestions. 20,000 sq/ft was used as a minimal building size expectation; however, you are encouraged to propose what is most conducive to your development concept.
2. Does the YCIDA have a maximum # of stories that they would like the building to be?
 - a. No, please propose your idea for what height building you feel is best suited for this development and please justify your suggestions.
3. Can the WellSpan Park be used as RACP match?
 - a. It is unlikely, as a RACP grant was utilized for the original construction of WellSpan Park. This is not an official decision by PA Office of Budget until a grant business plan is submitted. Therefore, at this time, it is our conservative assumption that the stadium's value is not eligible as RACP match.
4. Clarification - The RACP can be divided into two separate projects or combined into one.
 - a. The new design/development on the pad site
 - b. Capital improvements to WellSpan Park's infrastructure. Improvements to WellSpan Park will be itemized and directed by the YCIDA.
5. Clarification - If the proposal plans to incorporate both RACP scopes, the matching dollars may be spread/shared across both scopes of work.
6. Clarification – it would be appropriate to make more than one proposal if you have more than one idea or approach to the development.
7. Clarification – it is possible to approach this as a team with design, development, and construction aspects included in the proposal.
8. Is the intent for YCIDA to maintain ownership, or are the submitting teams to present a buyer/developer? We see it written both ways in the RFP.
 - a. Future ownership structure is TBD, and the YCIDA is open to either option – assuming the overarching objectives of the project are achieved. The YCIDA is open to options such as long-term ownership, ground leases, sale to the developer, etcetera. You are encouraged to propose whatever is most conducive to your development proposal and meets the overarching goals of the project.
9. What is the plan with the public read aloud of proposals? Are we to present the basics of the idea or is there a format YCIDA prefers for the reader?
 - a. Since this is a unique proposal request, the YCIDA will read the basic information of each respondent and the team members participating in each proposal.
 - b. Please provide a 1 paragraph summary of each proposal
 - c. After the sealed bid opening, the YCIDA will review and notify teams if they are invited to do a full project presentation.