

Supplemental Questions and Answers

The City has received follow up questions since the announcement that it has received a proposal for the Pershing Block. Please consider the following questions as supplemental information to the Pershing Center Invitation for Redevelopment Proposals.

1. Are there construction drawings for the Pershing Center building, and can they be made available?

The City has digitized the Pershing Center building permit files. If you would like this information, please send an email request to cblahak@lincoln.ne.gov and hsalem@lincoln.ne.gov.

2. Is there a preference to preserve the mural on the west façade?

Preserving the mural is not a requirement of the IFRP. The rating criterion will not include additional points for mural preservation or reuse, specifically.

3. Can we gain entry to the building?

Touring the facility is possible. However, anyone touring the facility would need to sign a waiver of liability. The tour would be guided by a representative of the City and be limited to certain areas of the building for safety reasons. We would require any persons touring to wear personal protective equipment, not touch anything in the building, minimize activity to keep dust to a minimum, and stay with the guide. The tour would also need to abide by any restrictions in place due to COVID-19.

4. The IFRP refers to nearby parking facilities. To what extent will those parking facilities be available for use by the tenants of the buildings on the Pershing Center Site?

To the extent possible, developers are encouraged to show the City how parking needs will be addressed on the site. Developers who address their parking needs in part or fully

Parking for residential users are typically given the highest priority in our garages, in addition to existing redevelopment agreements on parking facility usage.

Since the release of our IFRP, our parking resources have been stretched even further. While there are several parking facilities within four blocks of the site, there are also waiting lists for those facilities. The City is anticipating building up to a 900-stall parking garage at the corner of 14th and M with construction starting as early as 2021, with completion as early as 2023. The intent of this garage is to serve existing demand in this area.

5. To what extent are retail uses required on the first floor?

Active uses are encouraged on the first floor, particularly the 1st floor facing Centennial Mall. The goal is to have pedestrian activity on Centennial Mall and from other streets to the site, including after 5:00 p.m. Active uses may include, for example, restaurants, fitness centers open to the public, a library circulation desk, or other uses that attract users from off-site. The project will need to meet Downtown Design Standards for glazing and other design requirements, as well.

6. How will proposals be selected for interviews? Has the selection committee been appointed? Will the Mayor be on the selection committee?

Typically, the selection committee is appointed and made public after the due date for the proposals. Selection committees have not included the Mayor in recent history. The selection committee generally makes a recommendation to the Mayor. The Mayor then uses that information to make the selection of the developer of record for the site.

After proposals are provided to the selection committee for review, the Urban Development Department will put together a list of supplemental questions from the committee. These questions may request information to be supplied prior to the selection of developers to interview and/or after the selection of interviewees, but before the interviews.

We will be examining the best ways to accommodate interviews with developers and their teams with the evolving COVID-19 situation.

7. Is there a size requirement or limitation for the proposals?

There is no page size or limit on the number of pages allowed. We generally request that you keep the proposals flat (not fold pages) to make them easier to read/review, but that is not required. However, please limit the information to that requested in the IFRP. The selection committee may issue supplemental questions if the committee needs additional information to review the proposal.

The file size for electronic submittals will be 29 MB or fewer. If the proposal is larger than 29 MB, please divide the proposal into two submittals and email.

8. Has the location of the future central, downtown library been determined to be on the Pershing Site?

The City's downtown central library is inadequate and needs a better facility. The Library Board would like to have a half of a block on which to develop a new downtown central library of 90,000 square feet or more. The 2018 Downtown Lincoln Master Plan shows a library in the redevelopment concepts for the Pershing Center Site. This site is an opportunity that we don't have in many other locations: at least a half block of city-owned property. That opportunity is hard to pass up, unless there are other opportunities without a land cost in a central location accessible to the neighborhoods and constituents that the library serves.

If a developer chooses to incorporate the library into their proposal, we would recommend that the developer provide an alternate scenario (plan b), should the library choose another location. This alternate scenario could be that the developer would continue to redevelop the remainder of the block and what that development would be, or that the library portion of the block would be open to additional public/private redevelopment for which the City could issue another IFRP.

9. Is the City planning on the closure of any additional blocks of Centennial Mall?

The City is not planning to close any additional blocks of Centennial Mall at this time.

10. Has the City conducted any additional market studies that are not part of the 2018 Downtown Lincoln Master Plan?

No.

11. What is the estimated cost to demolish Pershing now? How will that be factored into land price?

The most recent cost estimate for demolition was \$2 million. However, it is difficult to predict what impact the current climate will have on that price. We would need to negotiate the land price and demolition with the selected developer of record. If the developer is proposing that land be sold at below market value or that demolition be at the City's expense, it would be helpful to understand how those assumptions impact the project pro forma and ability to do the project.

12. Will the City review a draft proposal and provide comments?

The City will not review any additional proposals prior to the deadline. Development teams can submit or ask questions, but these questions will then be included in an addendum to the IFRP, without revealing specific information about individual proposals.

13. Will there be an opportunity to submit additional information after the original proposal is submitted?

The City will evaluate the proposals to determine which teams to interview. If the proposal has been selected for an interview, they will receive an outline with a list of questions for the interview, as well as proposal specific questions. This will be each team's opportunity to provide additional information. We will provide directions on how to submit supplemental information prior to the interview.

14. What level of financial or other commitments are needed from partners?

Each proposal will be scored on the criteria provided in the IFRP. The level of commitment to the project will be one of those items that is judged and compared to other commitments provided in other proposals. If, by the time interviews occur, additional commitments can be secured, those will be taken into consideration.

15. Will the due date change for proposals because of COVID-19?

At the time that we set the deadline, we could not necessarily foresee how rapidly the COVID-19 situation was changing. We do not expect to change the deadline at this time. However, we may provide for some flexibility depending on how the virus progresses. Please feel free to reach out to us if you are needing some additional unforeseen accommodations.