

Request for Letters of Interest



Building 6 of Base Village
A Designated Community Purpose Facility

SUBMISSION DEADLINE:

Last Day for Submissions:
October 30, 2017

CONTACT:

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Introduction

The Town of Snowmass Village is requesting Letters of Interest from parties to propose innovative ideas and uses for the designated community purpose facility within Base Village in Snowmass Village, CO and outline how they would administer, manage, and operate that use to meet the Town's goal of driving vitality in the area.

Background

Building 6 has been designated as a community purpose facility through the updated Base Village PUD application. Base Village is a large development project that first started in 2004 and continues to construct a new center of activity in Snowmass Village. It will ultimately consist of over 1 million square feet in total development, and the entire project is planned to be completed in 2024. Building 6 is scheduled to be completed, as a "white box", in November 2018. The tenant and programming for this facility, however, has yet to be determined.

Upon occupancy, Building 6 is expected to be owned by the Town of Snowmass Village. The Town's ultimate goal will be to find a tenant, or group of tenants, for the facility that will bring programs, events, and features necessary to serve as a primary source of vitality and to provide an enriching community purpose for Snowmass Village. Adjacent to the Building 6 site will be an events plaza and a variety of lodging, commercial, and residential uses - all of which will have Building 6 as a core neighbor and partner.

Beginning in the summer of 2017, the developer started constructing Building 6 to a rough finish condition. It is expected that the tenant will have the ultimate responsibility of finishing the facility to meet their programming needs. This includes, but is not limited to, constructing any necessary interior walls, furnishing, and adding fixtures to the inside of the facility.

The Town aims to have a tenant selected for the facility as soon as possible, which will allow for the tenant(s) and the Town, to create a plan of action together.

Site Diagrams & Building Plans:

SITE PLAN



PG. 12

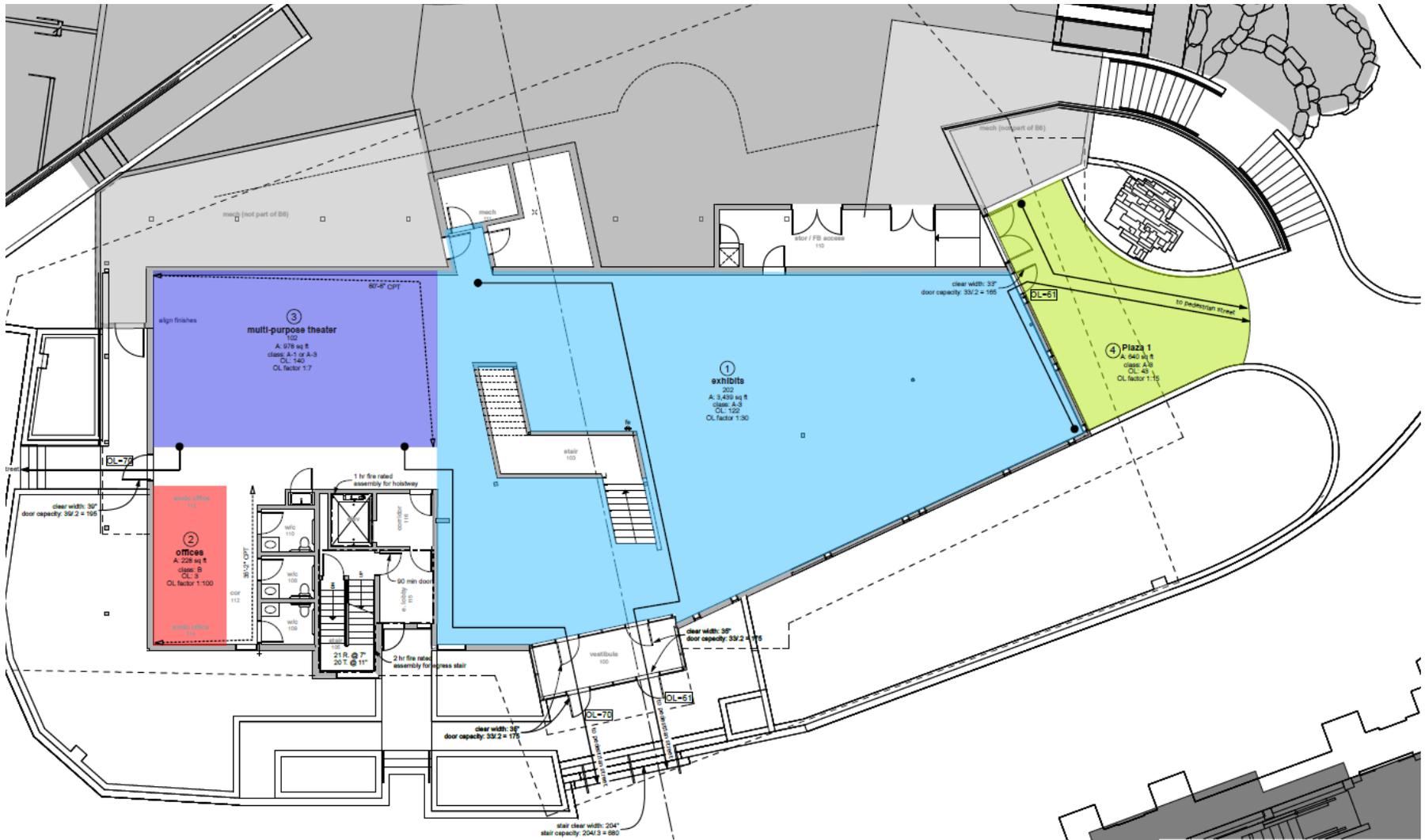


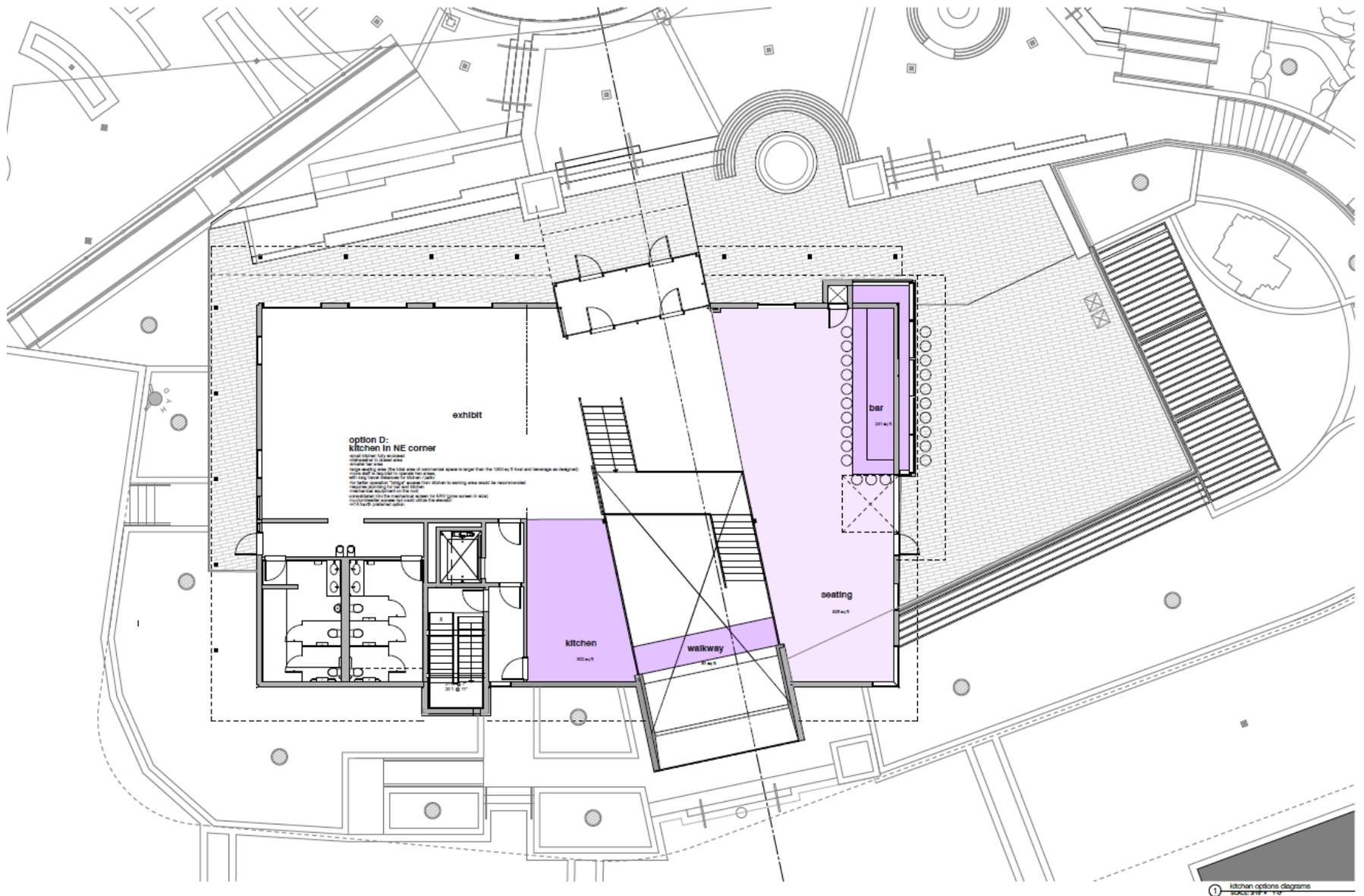
ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN

east west partners



SNOWMASS BASE VILLAGE, FEBRUARY 21, 2017 | COMMUNITY PURPOSE





BUILDING PERSPECTIVE



BUILDING PERSPECTIVE



SNOWMASS BASE VILLAGE, FEBRUARY 21, 2017 | COMMUNITY PURPOSE



ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN

BUILDING PERSPECTIVE



Basic Information about the Site:

- Community purpose floor area of 8,701 square feet on 2 floors
- Adjoins a proposed restaurant / coffee shop with an additional 1,201 square feet
- Neighbors a community events plaza and future Limelight hotel
- Will serve as a public restroom location for plaza events
- Planned completion of the building is November 2018
- Build out and programming costs will be the responsibility of the tenant

Submission Requirements

Please submit your proposal electronically by email in a single PDF document on or before Monday, October 30th at 12 noon to the address below:

Travis Elliott
Assistant to Town Manager
Email: telliott@tosv.com
970-922-2275

The Town is only requesting Letters of Interest and basic outlines at this time. Tremendous detail is NOT necessary, but please provide enough information for the Town to adequately review the feasibility and desire of your initial idea(s).

The following questions are intended to be an outline and guide your submission. If you are not able to answer all of the questions below, please note that in your response and describe if/when you may be able to provide that information.

Section 1 Introduction of organization, staff, general purpose of your proposal, and partnership opportunities

- 1.1 Tell us who you are. What is your mission?
- 1.2 What is your proposal?
- 1.3 Describe your management structure for your proposed use.
- 1.4 What other organizations have you recently, successfully partnered with, if any?

Section 2 Proposed use of the Building

- 2.1 What about your proposed use of the building encourages visitors to return to the facility, return to the community, and create on-going vitality?
- 2.2 Describe how your proposed use of the building/grounds would provide a unique experience – unduplicated by any other venue in Snowmass Village or the valley.

- 2.3 Describe how your proposal links the building and grounds to the adjacent land uses, especially the events plaza.
- 2.4 If you would be willing to partner with another organization to make this facility a multi-use building, what might this look like?
- 2.5 Provide a very basic, hypothetical calendar of programming for your proposed use for the first year of your existence. How many days/nights are programmed? How many off or closed days/nights are there? How many hours per day would the facility be open?
- 2.6 Describe the market and audience for your proposed use. Tell us your approach to marketing that use to those groups of potential users.

Section 3 Community Purpose

- 3.1 Describe how your proposal creates a unique and enriching experience for those who live, work, and visit here.
- 3.2 How does your proposed use of the building contribute to the vitality of Snowmass Village as a whole?
- 3.3 Explain how your programming will contribute to the long-term success, vision, and aspirations of Snowmass Village.

Section 4 Financials

- 4.1 Describe how you propose to finance:
 - a) The capital expenses associated with finishing the building for the proposed purpose. Provide an estimate of those expenses.
 - b) The operating and maintenance expenses associated with your proposed use.
- 4.2 Do you propose to charge an admission fee? If so, how much? What will that money be used for?

Timelines & Schedules

This timeline is provided for planning purposes only. All dates are tentative, and the Town reserves the right to modify this timeline as necessary.

Request for Letters Issued	Thursday, September 21, 2017
Deadline for Letters	Monday, October 30, 2017 at 12 noon MST

Evaluation

The Town will review the letters of interest. The Town may select and work with a variety of proposals to develop the strongest conglomerations of partners to achieve the Town's goals. Finalists may be asked to present their proposal on a date and in a format to be determined. The letters of interest will be considered public documents and may be published on the Town's website or in an official agenda.

The Town Council will make the final decision about who will be invited to develop an agreement for use of the building. If those discussions are successful, an agreement for the use of the building will be approved and the proposer may go forward making the project a reality.

Questions & Answers

All questions related to this Request for Letters of Interest must be submitted in writing to the Assistant to the Town Manager via email to telliott@tosv.com. All questions and answers will be posted to the Town's website for all interested parties to review. Proposers are responsible for checking the website regularly for updates.

- Check for updates at tosv.com/Building6

Legal

All submissions may be published and are subject to public records, pursuant to the Colorado Open Records Act, C.R.S. Section 24-72-200.1 (CORA). All of the documents that are submitted to the Town of Snowmass Village may be subject to examination and inspection by third parties. The Town of Snowmass Village reserves the right, at its sole discretion, to release for inspection or copying any document, plan, specification, proposal or other writing submitted pursuant to an appropriately filed CORA request.

The Town reserves the right to reject any or all proposers or move forward any Proposer who, in its sole judgment, is in the best interest of the Town. The Town further reserves the right, in the best interest of the Town, to waive any technical defects or irregularities in any and all proposals submitted.