



**JOINT PUBLIC SAFETY TRAINING ACADEMY PROJECT RFQ**

**ANSWERS TO PRE-SUBMITTAL CONFERENCE QUESTIONS AND REQUESTS FOR CLARIFICATIONS #1**

**NOVEMBER 9, 2017**

#	RFQ Section	Question	Response
<b>Project Budget and Project Design Questions</b>			
1	1.3	The City and the CIT have established a Project Budget of \$85 million, intended to cover all hard, soft, financing and equipment costs exclusive of furniture and moving expenses, is this correct? What is the basis for the establishment of this budget? Has the CIT prepared a preliminary cost estimate for the work? Will the CIT make this cost analysis available to the respondents?	It is intended that all necessary Project costs will be included in the \$85M Project budget except those items explicitly excluded in section 1.3, per Addendum #1. A preliminary budget estimate exercise was completed as part of the Project feasibility analysis. The assumptions underlying those cost estimates will not be shared at this time.
2	1.3, Exhibit A	Are site props to be included in the overall Project cost and design?	Yes. Site props are part of the Project budget. However, individual components/props will be considered in the Design Development Phase and the City may choose to defer the addition of certain components/props based on the results of the Design Development Phase.
3	1.4	Other than LEED certification through USGBC, what other certification programs ("equivalent certifications") will be acceptable as an alternative?	The City and the CIT may consider equivalent alternative certifications, such as Green Globes.
4	1.4	In the RFQ, the City and the CIT state that the JPSTA campus will be "state-of-the-art" and "shall serve as a national model." Has the CIT studied existing training facilities to establish a baseline for this objective?	The City, as part of its initial feasibility analysis and conceptual schematic design, researched multiple municipal training facilities. Preliminary renderings and designs included in Exhibit A represent an amalgam of the information attained during this process. During the Design Development phase it is expected that the Developer's expertise and experience will be used to refine and define a "state-of-the-art" training facility.
5	8.7	The RFQ states that "Each Respondent is responsible for obtaining its ...environmental...advice with respect to the Project." We understand that a Phase II Environmental Assessment was done on the site in 1991 (and included with the RFQ). However, given the recent/current sale transaction on the site, have any additional, more recent environmental studies/information been done that can be made available to bidders? Can the City and the CIT speak to its understanding of the environmental process for the site/project moving forward, as well as the intended allocation of environmental related issues/risks between the City and the successful bidder?	Updated Phase I and II Environmental Assessment reports are being finalized as part of the City's ongoing site acquisitions and will be made available as part of the RFP.  If remediation work is required, it is not anticipated to fall within the Project scope or budget. However, any foreseeable soil disposal will be included in the Project scope and budget.



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<b>Project Budget and Project Design Questions Cont.</b>			
6	Exhibit A: 1.1	Will a no further remediation (NFR) for environmental indemnity be supplied for the project?	No. Please see Exhibit A, Attachment 1.1
7	Exhibit A: 1.1	What are the current environmental conditions of the site? Will this information be made available? At what stage of the project?	Please see Exhibit A, Attachment 1.1. Updated Phase I and II reports are being finalized as part of the City's ongoing site acquisition and will be made available as part of the RFP.
8	Exhibit A: 1.2	Has a traffic study been completed for the site?	No, but a traffic study might be required as part of the Zoning approval process.
9	Exhibit A: 1.3	Has a detailed list of equipment required to be furnished by the Developer been compiled?	No. It is anticipated that this will be a part of the Design Development process.
10	Exhibit A: 1.4	The RFQ states that there are no active utilities serving the site. Have the City and the CIT initiated conversations with the relevant utility companies and City agencies with respect to servicing the site and any potential offsite (excess facility) charges?	No site utility coordination efforts have been completed to date.
11	Exhibit A: 1.5.1 and 1.6.1	Are there any preferences for the exterior of structures (i.e. masonry, precast, frame, etc.)?	The City and the CIT are open to all possible design solutions. Building envelope decisions will be made as part of the collaborative Design Development Phase with the Developer.
12	Exhibit A: 1.6	Why has a site plan already been preconceived?	The site plan included in Exhibit A, Attachment 1.6 was created as part of the initial feasibility and test fit analysis. The City and the CIT are not committed to any specific layout or schematic design.
<b>Project Financing / Funding Questions</b>			
13	1.3	What funding sources will be used to compensate the Developer for the portion of the Project financed by the Developer?	Funding will be made available primarily through the City's capital program.
14	RFQ 1.3, Exhibit A: 1.4	How is it anticipated that the City portion of the Construction funding, anticipated to be \$25 million, would be released from a timing perspective? Will it be utilized first?	The City and the CIT are currently open to multiple approaches regarding the timing of the use of the City-funded construction payments (e.g. utilizing City funds first, releasing City funds proportionally to the Project cashflows to avoid financing of milestone payments, milestone payments tied to significant construction milestones). The City and the CIT encourage Respondents to provide feedback regarding the feasibility, benefits, and constraints of various approaches to the timing of these funds as part of their Conceptual Plan of Finance. Further information regarding the ultimate financing requirements will be provided as part of the RFP.
15	4.1	Assuming \$60 million will be financed by the Developer and a project budget of \$85 million, what is the City's anticipated source for the remaining \$25 million.	The \$25M in City construction funding will come from the sale of city-owned land, including at least \$20 million from the sale of 1685 N. Throop St. and \$5 million from the sale of 55 W. Illinois St.



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<b>Project Financing / Funding Questions Cont.</b>			
16	4.2	Will the City of Chicago hold/be responsible for \$60 million in outside financing?	<p>The Selected Developer will be responsible for securing the necessary Project financing (currently anticipated to be approximately \$60 million). How such financing instruments are managed (and their proceeds held and released) will be up to the Developer and its financing parties.</p> <p>The DBF Agreement with the Developer will include and define a schedule of committed payments by the City, contingent on work performed and funding availability. It will be the Developer's responsibility to secure Project financing and execute any required financing documents. Project financing documents will need to be consistent with the DBF Agreement's terms and conditions.</p> <p>The City does not expect to execute, or be party to, any separate Project financing agreement(s).</p>
17	4.2, 6.3.4.7	Is the City of Chicago's credit or the CIT's credit going to support the \$60 million financing structure that is procured by the Developer?	<p>The DBF Agreement will be solely between the Developer and the City of Chicago;</p> <p>The CIT will not be a party to the DBF Agreement nor provide any funding, financing, or credit-support for the Project.</p>
18	General	What is the anticipated term of the post-construction commitment (through lease or other instrument) between the City and the Developer?	The City and the CIT are currently open to both short and long-term structures. The City and the CIT encourage Respondents to provide feedback regarding the feasibility, benefits, and constraints of various tenors. Further information regarding the ultimate financing requirements will be provided as part of the RFP.
19	General	Can you provide detail on the process of the City procuring funds for post-construction payments? Does this occur annually and would it be project specific? What is the recourse in the event of a failure to appropriate such payments?	<p>The City anticipates that any post-construction payments will be made available primarily through the City's capital program.</p> <p>The City and the CIT are currently open to multiple security structures relating to its payment obligations. The City and the CIT encourage Respondents to provide feedback regarding the feasibility, benefits, and constraints of various security structures. Further information regarding the ultimate financing requirements will be provided as part of the RFP.</p>
20	General	Is the City and/or the CIT able to provide additional information regarding the sales proceeds which the City intends to realize from the sale of certain City-owned assets?	The City it will have at least \$25 million in funding committed and available at the time of contract execution.



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<b>Project Financing / Funding Questions Cont.</b>			
21	General	It is our understanding that the City's repayment obligations may involve an unconditional contractual payment obligation. We assume this would result in the lowest financing costs. Is this a correct assumption? To what extent will the City provide a binding contractual payment obligation to secure Project financing?	The City and the CIT are currently open to multiple security structures relating to its payment obligations. The City and the CIT encourage Respondents to provide feedback regarding the feasibility, benefits, and constraints of various security structures. Further information regarding the ultimate financing requirements will be provided as part of the RFP.
22	General	Please confirm the City will maintain ownership over both the land and development throughout the course of the contract and the lender/financing source will maintain a security interest in the asset being financed.	The City expects to maintain ownership of the site under any potential structure.  The City and the CIT remain open to various security structures for the Project, including providing a security interest to the Developer in the capital improvements being financed. The City and the CIT encourage Respondents to provide feedback regarding the feasibility, benefits, and constraints of various credit and security structures as part of their Conceptual Project Finance Plan. Further information regarding the ultimate financing requirements will be provided as part of the RFP.
23	General	Is it the City's preference to own the facility upon completion? Or is the City interested in a long-term lease with a buy-out at maturity?	The City and the CIT are seeking Developer financing with a term beyond construction completion. As noted in Question 18, the City and the CIT remain open to various term and security structures.
24	General	Does the City intend to repurpose their existing facilities once the new facility is completed?	The City expects that existing training facilities, whose functionality is replaced in full by the new JPSTA facilities, will be sold once the JPSTA is operational. The City estimates the value of these existing sites is approximately \$23 million.  The City is open to leveraging the proceeds of the sale of such assets as a credit-enhancement for the Developer financing; the City and the CIT encourage Respondents to provide feedback regarding the feasibility, benefits, and constraints of utilizing such future sales proceeds.
<b>SOQ Submission Questions</b>			
25	6.3.2.4	For the third potential additional organization chart (the "chain of command" chart), is the intent for the Respondent Team to show the reporting structure/chain of command for the proposed individuals from the participating firms on the team or only the firms (at an individual person-level or firm-level)?	The intent is to show proposed chain of command for the individuals by Project role.



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<b>SOQ Submission Questions Cont.</b>			
26	6.3.3.1	Is it acceptable for the Lead Engineering Firm and the Lead Design Firm, if separate firms, to submit five projects each, for a total of 10 projects, or are we limited to five projects in total between the two firms?	If a Respondent Team includes a separate Lead Engineering Firm and Lead Design Firm, it is acceptable for each to submit 5 past projects.
27	6.3.3.1	The RFQ asks the Respondent to provide a maximum of <u>five</u> projects in response to 6.3.3.1.i and 6.3.3.1.ii. Forms 4-A and 4-B ask for a maximum of <u>three</u> projects. Please confirm that we are to submit five projects for the Lead Design Firm, five projects from the Lead Engineering Firm, and five projects from the Lead Contractor.	Five is the maximum projects allowed in response to 6.3.3.1.i and 6.3.3.1.ii. Please see corrected language, per Addendum #1, for forms 4-A and 4-B.
28	6.3.4.3	Do the rating requirements set forth in RFQ Section 6.3.4.3 also apply to any firm which ultimately will provide lending, debt underwriting or financial advisory services to the project? If not, are there any such requirements for these firms?	Respondents must meet the requirements of Section 6.3.4.3 in their SOQs; however, the City and the CIT will allow Shortlisted Respondents to submit for approval third-party lenders and debt underwriters that do not meet the requirements set forth in Section 6.3.4.3. The City and the CIT will retain sole discretion regarding approval of such third-party lenders and debt underwriters. (To the extent that the Respondent may choose to utilize financial advisory firms for the development of its Project financing, no ratings requirements will apply.)
29	6.3.4.3	Will the Respondent be allowed to submit Financing Party Support Letters from financing parties with relevant US P3 experience that are not rated by a major rating agency and therefore do not adhere to the requirement for a long-term, unsecured debt ratings of not less than 'BBB' or 'Baa2'?	Yes. Financing Party Support Letters may be submitted for entities that do not meet the stated ratings requirements, provided that the Respondent submits at least two (2) Financing Party Support Letters from entities that do meet the stated ratings requirements.
30	6.3.4.4	Please confirm whether a Financial Officer's Certificate will be required for each member of the team - including Prime Team Members and sub-contractors, or only for Prime Team Members and Guarantors.	Only Prime Team Members and Guarantors need to provide a Financial Officer's Certificate.
31	6.3.4.5	Would the City and the CIT consider revising the requirement to submit all financial statements electronically to allow financial statements to be mailed in hard-copy form only, for confidentiality concerns?	No. All SOQ materials, whether submitted in hard copy or electronically, will be subject to the Illinois Freedom of Information Act.



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32	6.3.4.5, Form 7	Please clarify whether each Prime Team Member is required to submit its Financial Statements for the periods specified per Section 6.3.4.5, which seems to be in conjunction with the requirements per Volume 3, Section D (Form 7-Financial Officer Certificate).	Yes. Please provide financial statements for each Prime Team Member for the periods specified in RFQ Section 6.3.4.5 along with an executed Form 7 for each.
33	6.3.4.6	Will more than one individual be allowed to be submitted as Project Finance Lead in accordance with the Financial Key Personnel requirements in Section 6.3.4.6?	Yes. Respondents may submit multiple Project Finance Lead(s) as part of their Key Personnel.
34	6.3.4.7	Can the page allotment for the Conceptual Project Finance Plan be increased?	The page limit for the Conceptual Project Finance Plan has been increased from 7 to 12 pages, per Addendum #1.
35	7.3	In the Evaluation Criteria for Volume 2, Section E, Statement of Project Delivery Approach, the second bulleted evaluation criteria says, "... during all Project phases, including design, construction, operation and maintenance;" can the City and the CIT confirm that the procurement is only for the design, construction and financing of the Project (excludes operation and maintenance)?	Operation and Management is not part of the Developer's scope of work. However, the City and the CIT would encourage Respondents to provide a thoughtful discussion in their Statement of Project Delivery Approach regarding how certain design and construction considerations may impact future operations and maintenance work and the asset's lifecycle costs.
36	8.8, 8.21	Will the Developer's submitted financial information be available to public view? Will it be applicable to FOIA?	<p>The City and the CIT may publicly post SOQs. Per RFQ Section 5.3.1 and 8.8, Respondents may provide a redacted version of its SOQ for public posting.</p> <p>Per Section 8.8, all SOQs submitted to the City and the CIT are subject to the Illinois Freedom of Information Act. However, Respondents may designate portions of an SOQ that contain trade secrets or other proprietary data as confidential.</p> <p>Note: The City and the CIT will make final determinations regarding whether any SOQ information, even if marked "confidential," must be disclosed pursuant to a request under the Freedom of Information Act or valid subpoena.</p>
37	Forms General	Would the City and the CIT accept electronic signatures (PDF documents) in blue as originals for the purpose of the SOQ?	Yes.



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38	Form 2	Please revise the letter template such that it will refer to the Signee as an authorized representative of the Respondent acting on behalf of the Respondent and in such capacity providing the attestations and representations entailed in the letter, and not in a personal capacity.	Both the form of letter in Form 2 and Section 6.3.2.1 of the RFQ provide that the signatory to the letter is acting on behalf of, and purports to bind, the Respondent entity, and, as such, no revision to the letter template is necessary.
39	Form 3	Section E: Please clarify whether the intent is Respondent' members, i.e.; Lead Developer Members, should be referred in this section under "Other" or elsewhere.	Yes. In such case that the Lead Developer entity is not the same entity as the Respondent, the Lead Developer should be listed under "Other" and provide one copy of a completed Form 3, filling in the introductory information and Part A.
40	Form 3	Please clarify if each member should execute this form or would it be acceptable to have it executed by the Respondent's Authorized representative for purposes of the RFQ	Form 3 may be executed by the Respondent's authorized representative on behalf of the relevant Respondent Team Members for the purposes of the SOQ.
41	Form 4-A, Form 4-B, Form 6, Form 7	Exchange Rates - Please accept exchange rates as published in the Wall Street Journal or provide an alternative source which would be acceptable.	The City and the CIT will accept exchange rates published in the Wall Street Journal.
42	Form 6	The first column refers to "Lead Contractor Member Name". Please confirm whether you are seeking a response from the lead developer or the lead contractor.	Form 6 has been amended to refer to "Lead Developer," per Addendum #1.
43	Form 7	Please include a materiality threshold for off balance sheet liabilities that should be included in Form 7, e.g.; off balance sheet liabilities exceeding \$ 10 million.	With regard to Form 7, Section (e), Respondents may exclude any off-balance sheet liabilities less than \$5 million.
44	Form 7 Annex A	Please clarify whether the requirement is to provide reference to the total amount of contingent liabilities specified in the Financial Statements or just to the total amount of provisions included in the financial statements with regards to legal claims, based on legal opinions that assessed the risk inherent in such claims.	Respondent should reference the total amount of contingent liabilities specified in the applicable Financial Statements.



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45	General	Definition of the term "Respondent"- please clarify whether the respondent should be the entity that will be the contractual counter-party or if the respondent should be each of the prime team members.	<p>The Respondent should be the entity ultimately expected to execute the Project agreement.</p> <p>For Respondents that are (or are expected to be) joint ventures, partnerships, limited liability companies or other associates, the SOQ cover letter shall have appended to it letters on the letterhead stationary of each entity with an equity interest in the Respondent stating that representations, statements and commitments made by the lead firm are authorized, correct, and accurately represent the role of its firm in the Respondent team.</p>
<b>Project Procurement Questions</b>			
46	1.1, 3.1	What will be required for the RFP proposal portion of the procurement process?	Details regarding the anticipated RFP submittal requirements are outlined in Section 3.1 of the RFQ. Further details will be provided in the RFP.
47	1.5	The RFP states that Ownership of all Design Documents, and any related work products, developed under the Project Agreement, including all copyrights inherent in them or their preparation, will become the property of the City. If at the conclusion of the Design Development Phase with the selected Respondent, the City or the CIT elects not to proceed with the Project, will the Respondent be compensated for work?	Yes. The Developer will be compensated for documented design services costs.
48	3.1	Will more detailed program requirements be issued to Shortlisted Respondents in the RFP?	<p>No additional program information is envisioned at this time.</p> <p>The City and the CIT anticipate a collaborative effort with the Developer to validate and refine the Project program as part of the Design Development Phase.</p>
49	3.1	Will Shortlisted Respondents be compensated (i.e. stipend) for the development of the concept designs?	No.
50	6.3.4.2(i)	Please confirm that it is acceptable for the Lead Contractor (as opposed to the Lead Developer) to obtain the performance and payment bond, and for such bond to be pledged to the City as part of a collateral package.	<p>Respondents may provide a surety letter from its Lead Contractor with regard to the requirements of RFQ Section 6.3.4.2.</p> <p>Further, under the anticipated DBF Agreement it would be acceptable for payment and performance bond(s) to be provided by the Lead Contractor, rather than Developer, as long as the City is added as a dual obligee under a dual obligee rider for the relevant bond(s).</p>



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51	8.5	Can Shortlisted Respondents modify their proposed project team prior to submittal of a response to the RFP?	Restrictions on changes to Prime Team Members are outlined in Section 8.5 of the RFQ. If you wish to add or drop non-Prime Team Members please notify the CIT of such changes.
52	8.6.1, 8.6.2	Can sub-consultants submit qualifications as part of multiple Respondents?	Yes. A sub-consultant may submit qualifications on multiple Respondent teams as long as such sub-consultant is not considered to be a Prime Team Member of a Respondent (as outlined in Section 8 of the RFQ).
53	General	Have the City and the CIT engaged any advisors to assist with the procurement process?	No. The City and the CIT have not engaged any third-party advisors for the procurement process at this time.
54	General	Please confirm a copy of the DBF Agreement will be provided during the RFP stage of the tender.	Yes. The City and the CIT intend to share a form of the anticipated DBF Agreement as part of the RFP.
<b>Minority and Resident Participation Questions</b>			
55	6.3.2.5	Are M/WBE participation goals separately applicable to the design and construction phases?	The M/WBE participation goals will be applied toward the total GMP. There will be no phase-specific M/WBE participation goals.
56	6.3.2.5, 6.3.2.6	Please confirm the MBE/WBE and local workforce requirements apply to the design and construction components of the program only; and that development and financing components are exempt.	The M/WBE participation goals will be applied to the total GMP. Local workforce requirements will be applied to all construction work hours.
<b>Project Entitlement Questions</b>			
57	Exhibit A, 1.3	The RFQ states that the Project will require a new Planned Development replacing existing PMD 9. Have the City and the CIT received guidance from the Alderman, community groups, or the Department of Planning and Development, particularly given the current discussions and expected magnitude of PMD changes in other parts of the City?	Yes, relevant City departments have been consulted and a preliminary plan for obtaining a new Planned Development has been created.
58	Exhibit A, 1.3	Have the City and the CIT determined whether Special Use Permits will be required for training equipment such as the track and or burn towers?	The City and the CIT have held pre-planning meetings with relevant City departments to ensure any required Project entitlements will be obtained as quickly as possible. 2FM and/or the CIT will schedule and coordinate future follow-up meetings with any required City departments.



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59	Exhibit A, 1.3	Please clarify the time requirements and the process for re-zoning the property.	The City will be the applicant for the new Planned Development zoning. The application process will begin prior to the selection of a Developer; however, once selected, the Developer will be expected to assist the City as necessary. It is anticipated that the new Planned Development will be approved during the initial months of the Design Development Phase.
60	General	Has the City and the CIT established protocols for expediting the permitting process for this project?	The City and the CIT have held pre-planning meetings with relevant City departments to ensure any required Project entitlements will be obtained as quickly as possible. 2FM and/or the CIT will schedule and coordinate future follow-up meetings with any required City departments.
61	General	In addition to zoning, OUC, and buildings, what is the process for City approvals during the design phases? How many departments are involved? How much time should be scheduled for such approvals?	The CIT and the City have held pre-planning meetings with relevant City departments to ensure any required Project entitlements will be obtained as quickly as possible. 2FM and/or the CIT will schedule and coordinate future follow-up meetings with any required City departments and the Developer will be required to attend and assist, as necessary.
<b>Miscellaneous Questions</b>			
62	RFQ 1.5, 1.6, Exhibit A 1.2	Have the City and the CIT established a schedule calling for substantial completion of the Project?	This Project is of the utmost priority. The RFQ requests Respondents submit a conceptual design and construction schedule (RFQ Section 6.3.3.5). Respondents' submitted conceptual schedules will help inform the RFP schedule goals.
63	8.9	Is the site currently open to visitors?	No. Site visits are unavailable at the moment; however, the City expects to provide access to the site for Shortlisted Respondents.