

## Governor's Mansion Parking Lot RFQ Q&A

Question:	Response:
Do you have Environmental & Soils reports available?	See Data Room
On the Request for Qualifications Cover Sheet - October 10, 2025 is listed instead of October 3, 2025 - is the correct deadline October 3rd or 10th?	The RFQ has been amended and the new deadline for submission is now 10/24/2025. For future notice, please see VSS for updated Dates and also P3 Website for correct. There was an amended version (dates only) uploaded to VSS. Take the highest version. This will be the same version available on the P3 website and dates also reflected on the P3 website.
On Page 4 of the RFQ, Section 1.4 and Page 7, Section 2.1 - Point 1, would the 28 required parking spaces provided to the Governor's Mansion be leased from the project or is the expectation that the parking spaces are provided and maintained without any cost?	Provided and maintained without any cost
On Page 8 of the RFQ, Section 2.1, "Create Communities" bullet, is there an expectation of any commercial first floor uses outside of what is required for the zoning of the project?	While not a requirement, if a developer believes that incorporating a first-floor commercial use would create meaningful value for both the community and the project overall, we are open to considering such proposals.
Utilities - where do those come in?	See Overall Site Assessment in data room
What off site improvements will be required? Underground utilities?	See Overall Site Assessment in data room
What about lights? City lights?	See Overall Site Assessment in data room
Is there a requirement of 2' from the alley for sure?	Basis for assumption provided in the overall Site Assessment in data room.
Height - can it go higher?	Yes, there is potential for it to go higher if re-zoned through the standard Denver re-zoning approval process.
Re: zoning: is Historic change of use need to be considered with development?	The site sits within the UO-3 overlay district. Per Denver Zoning Code Section 9.4.4.8, this appears to only impact existing structures and is not applicable to the site. However, assumptions around applicability should be confirmed with City of Denver Planning and Development.
Letters from utilities to serve	See Overall Site Assessment for conversations w/ utilities to date.
Is there a topo survey?	Survey in Data Room
Phase 1 & 2?	See Data Room
What is beneath? History of soil and dates?	See Phase 1 and Phase 2 in Data Room
Asbestos?	See Phase 1 and Phase 2 in Data Room