

REQUEST FOR PROPOSALS FOR

Museum at McNichols Civic Center

CITY AND COUNTY OF DENVER DIVISION OF REAL ESTATE

QUESTIONS AND ANSWERS

Park Renovations & Activations

Question 1: What are the planned park activations and renovations for the east lawn and when will they be completed?

Answer: Denver Arts & Venues (DAV) does not manage Civic Center Park and does not have a list of future activations. The east lawn will be renovated to become an outdoor dining patio as part of the future 1st floor restaurant. We anticipate this to be completed in late summer/early fall 2027.

Question 2: Will the parks parking lot remain?

Answer: Yes. The parking lot will remain. Each operator in the building will be assigned a limited number of reserved spaces; these spaces will not be open to the public. The site will also include designated access for loading to support building operations and deliveries.

Question 3: Assuming everything goes according to plans and is on time with construction, will 2027 start the clock and be concurrent with the park renovations?

Answer: The current plan is that everything opens at the same time within the building to align with the reopening of Civic Center Park.

Patio Details

Question 1: Will the planned patio be ground level and east facing?

Answer: Yes.

Building & Extension

Question 1: Will the windows in the extension be replaced?

Answer: They are currently waiting on Landmark approval.

Restaurant & Gift Shop

Question 1: Can you provide the timing on the restaurant?

Answer: The RFP for the restaurant operator will go out in early 2026 and we anticipate the grand opening to be in late summer/early fall 2027 to align with the reopening of Civic Center Park.

Question 2: The RFP mentions a potential for a gift shop, where is it to be located?

Answer: It could be located on the 1st floor, 2nd floor, or both. The 1st floor concept is currently envisioned as a local arts marketplace; however, the operator RFP for that component has not yet been released. If the Museum is interested in operating the 1st floor retail space, DAV would be open to further conversations and partnering to help define the concept. Alternatively, the Museum may choose to allocate space on the 2nd floor for a gift shop within its program.

McNichols Space & ADA Requirements

Question 1: Will you provide me the information regarding the following two McNichols space matters:

- **ADA spacing requirements between each cylinder.**
- **Any dimension (height, weight, and other relevant aspects) considerations regarding the individual cylinders.**

Answer: The City is not providing specific design guidance or interpretations of ADA requirements as part of this RFP. It is the responsibility of the proposing firm to ensure compliance with all applicable accessibility standards. The City will review submitted plans during the design phase and approve or request revisions based on compliance with codes and regulations. Proposers should consult qualified professionals and check with the City and County of Denver's Community Planning and Development regarding applicable codes and permitting requirements.