
ADDENDUM NUMBER 1

To the REQUEST FOR PROPOSALS

Issued by:

The Point of the Mountain Development Commission

CONSULTING SERVICES

RFP No. PMDC 2016-01

ADDENDUM # 1

July 29, 2016

This Addendum modifies the Request for Proposals, RFP No. PMDC 2016-01 (“RFP”), issued by the Point of the Mountain Development Commission on July 14, 2016, as follows:

1. The following paragraph is inserted into Section I of the RFP on page 2 after the first full paragraph before the heading “Phase 1”:

The Kem C. Gardner Policy Institute (“INSTITUTE”) of the University of Utah has agreed to provide services to the COMMISSION at no cost, as specified in a letter dated July 11, 2016 to the COMMISSION chairs from Natalie Gochnour, director of the INSTITUTE. A copy of that letter is attached as Attachment B. The services that the INSTITUTE has agreed to provide to the COMMISSION do not include the services described in the July 11, 2016 letter under the heading “Fee-for-Service Role.” The INSTITUTE has agreed to provide the no-cost services in conjunction with the CONSULTING SERVICES provided by the CONSULTANT. The CONSULTING SERVICES to be provided by the CONSULTANT should be understood to exclude the services to be provided by the INSTITUTE. The CONSULTANT will be expected to work in conjunction with the INSTITUTE and to coordinate the services provided by the INSTITUTE with the CONSULTING SERVICES provided by the CONSULTANT. The CONSULTING SERVICES to be provided by a RESPONDER under a proposal submitted in response to this RFP should not duplicate or include services that will be provided by the INSTITUTE.

2. Section III of the RFP relating to the timeline of the RFP process is modified as follows:
 - a. The deadline stated in paragraph # 2 for submitting questions is changed to 12:00 noon MDT on Thursday, August 4, 2016, as to any questions relating to Addendum item # 1 above. The deadline for submitting all other questions remains 12:00 noon MDT on Friday, July 29, 2016.
 - b. The date in paragraph # 3 is changed from August 5, 2016 to August 11, 2016.

ATTACHMENT B

July 11, 2016

Rep. Brad Wilson and Chris Conabee, Co-Chairs
Point of the Mountain Development Commission
210 House Building
State Capitol Complex
Salt Lake City, UT 84114

Dear Rep. Wilson and Mr. Conabee,

I commend you for your service as co-chairs of the Point of the Mountain Development Commission. I'm writing to share my thoughts about how the Kem C. Gardner Policy Institute can assist the Commission with its important mission.

As you know, state universities have the triple role of providing instruction, research, and service. It is this last function – service – that I would like to emphasize. The Kem C. Gardner Policy Institute exists to serve Utah and help our state prosper. We have significant areas of expertise and many assets that may be helpful to the Commission. Many of these benefits can be provided with no additional expenditure. I want to make sure you are aware of these as you enter into the RFP process.

First, a little background. The Gardner Policy Institute merged two small, respected research centers on campus into a single entity. We then secured a named donor and built out a significant professional staff consisting of 23 full time employees, two faculty advisors, and two graduate assistants. Our primary areas of expertise are the Utah economy, demographics, and public finance. We also have areas of focused expertise that can be helpful to the Commission, such as housing, construction, and real estate.

The Gardner Policy Institute receives a portion of its funding from the State of Utah to support data gathering and research that serves the public interest. For example, we are the designated lead entity for the Census Bureau in Utah, prepare the annual Economic Report to the Governor, produce population estimates and projections for state planning, participate in the state's revenue forecasting work, and have a long history (more than 85 years) of studying issues important to community leaders.

I mention all of this to make the point that the state has invested significant resources in our development for a very long time. It is right that the Commission benefit from this investment.

Here are just a few of the assets we have that can help with the Point of the Mountain research effort:

- **Ivory-Boyer Construction Database** – This database includes over 60 years of residential and non-residential construction building data.
- **Economic impact analyses** – We have purchased site licenses, secured the models and datasets, and been trained in using all three of the current state-of-the-practice, economic impact models – REMI, RIMS, and IMPLAN.
- **Demographic Decision Support** – With the help of state funding, we have programmed a cohort-component, economic migration demographic model that enables us to run scenarios of future population growth. We will be using this model to prepare long-term population and employment

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projections in the coming year. We have also developed a methodology and capacity to prepare small area estimates using a housing-unit method.

- **Fiscal impact tool** – We have developed a tax model that estimates revenue impacts from changes in economic activity.
- **New facility** – The historic Wall Mansion will open next month. The facility provides an extraordinary venue to convene people and study issues. It includes conference rooms, a focus group room, town hall, class room space, and a ballroom.

In addition to these assets, here are a few things we can do to help to the commission. These services can be organized into our service role (no additional fees) and our fee-for-service role.

Service Role

- **Data extractions** – Prepare 2010 Census and estimate data extractions at the state, county, place and small area level.
- **Construction history** – Develop inventories of residential and non-residential buildings by use and type for the study area.
- **Estimates and projections** – Share detailed data files on population and employment estimates and projections (available July 2017).
- **Advisory role** – Assist with the research design and assumptions about future growth and development. This could take the form of participation on a technical advisory team or as a research advisor to the commission.

Fee-for-Service Role

These In-depth services would require us to displace other fee-for-service work or bring on additional staff. Because of the state's investment in us, however, we may be able to provide at a low cost to the Commission.

- **Economic impact analysis** – Apply the REMI, RIMS, or IMPLAN models to various scenarios of future development.
- **Fiscal impact analysis** – Use our in-house revenue tool to analyze scenarios.
- **Demographic impact analysis** – Use our newly developed demographic model to consider alternative future scenarios.
- **Survey research** – Conduct qualitative and quantitative research, such as surveys, in-depth interviews and focus groups, to assist with decision making.
- **Data development** – Compile new datasets to help with scenario building.

I hope this information is helpful as you move forward with the challenging and complex work that needs to be done. The Gardner Policy Institute stands ready to lend service as part of our role at a state-funded university.

Sincerely,



Natalie Gochnour
Director

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