



**OFFICE OF THE TOWN MANAGER**  
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## **ILIUM HOUSING RFQ ADDENDUM #2**

### **QUESTIONS AND ANSWERS**

- 1. As we are finalizing our Phase 2 modeling for the RFQ, we are trying to confirm the Town's preferred/anticipated unit count. The RFQ says full build out will encompass roughly 350 units but the unit count for Phase 2 shown in Keo Studio Works' designs is 196, bringing the total count to only 266. Should we assume 196 units for Phase 2 or 280 units?**

We anticipate with the in process forest service trade, we could construct up to 350 units above the 266 shown on the Ilium Housing Parcel. If you recall from the mandatory site walks, the forester service area is adjacent to the Two River deed restricted housing community and parallels Ilium Road. We would trade all of the land south of the river, that we had previously shown housing on. Access, grades and infrastructure are simpler on the trade parcel than the south side of the river.

- 2. If the Town selects an RFP Respondent and realizes that Ilium is a much longer process than currently envisioned (or even if it's not!), would the Town be able to use the selected development team to look at other nearby parcels (and use this procurement effort that would also select the team for other development opportunities)?**

We hadn't built this concept into the RFQ, and have a procurement process to follow. Any developer who submits a proposal has an opportunity to compete for any upcoming housing projects with the Town of Mountain Village, Town of Telluride or San Miguel County. Each entity is actively building housing. We wouldn't be able to directly move a development team to another property or project without a process.