



## **REQUEST FOR STATEMENT OF QUALIFICATIONS: Venue Planning & Construction Services**

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For service providers to assist the Utah Olympic Legacy Foundation (UOLF) with venue planning, design, cost estimating and construction management services; for UOLF venue permanent construction projects as well as a possible future Utah Olympic & Paralympic Winter Games.

February 28, 2022



## I. Introduction

The Utah Olympic Legacy Foundation (UOLF) is requesting Statements of Qualification from interested firms to assist UOLF plan, design, and oversee the development of both permanent and temporary facility needs for existing and planned venues of a potential future Olympic & Paralympic Winter Games in Utah.

UOLF is performing early venue planning and design oversight for the Salt Lake City – Utah Committee for the Games (SLC-UT). This is being done to ensure continuity of efforts before, during, and after a potential Games hosted in Utah and to take advantage of UOLF's existing structure and knowledge.

## II. Background & Overview of Services Desired

The Utah Olympic Legacy Foundation is a 501c3 Utah Non-Profit with a 20-year history of supporting and guiding winter sports development and utilizing post Games legacy venues for dynamic and inspiring community uses following the 2002 Olympic & Paralympic Winter Games. It's mission and strategic priorities can be found at <https://utaholympiclegacy.org/about/>

Currently, the UOLF is heading into year #4 of a 10-year push to improve and enhance its winter sport facilities. Through the support of the State of Utah and local governments, UOLF is acting on a capital improvement plan to repair and replace aging facility infrastructure. While most efforts are renovations or replacements to existing facilities, equipment, and buildings, there are several new construction projects that will help Utah elevate its support to winter sport. Recent examples include affordable housing for athletes, coaches, and UOLF staff and indoor training and performance facilities for development level athletes and national team members.

For next steps, UOLF seeks firms who can assist with the following:

- Permanent building architectural / engineering services
- Design / engineering of water source, water distribution & storage, and snowmaking systems.
- Construction cost estimating
- Project and construction management services
- Hotel development partner
- Environmental sustainability consultant & facilitator
- Major event venue planning & design services
- Major event venue presentation materials

### III. Forecasted Scope of Services in 2022 & 2023

UOLF envisions needs in the immediate next year for both permanent facility improvements as well as future Games venue planning and design services. The following are known projects and area of service needs:

1. Architectural / Engineering Services for Permanent Buildings & Sport Facility Infrastructure
  - a. Soldier Hollow Competition Management Building Renovation & Expansion
    - i. 4 story existing building desiring to renovate and expand
    - ii. Desired timeframe: design in 2022, construct in 2023
  - b. Utah Olympic Park Sports Performance Center
    - i. Approx. 80,000 sq' facility of new construction for a desired indoor training, sports medicine, and sport performance center
    - ii. Desired timeframe: design in 2022/23, construction start in 2023
  - c. Utah Olympic Park Sliding Track shading, lighting, and start area covering
    - i. Renovation of the sliding track's full-length shading and lighting system
    - ii. Covered start facility
    - iii. Desired timeframe: design in 2023, construct in 2024-2026
  - d. Others as funding/priorities allow
2. Design / Engineering / Construction of Water Source, Water Distribution & Storage, and Snowmaking systems.
  - a. Utah Olympic Park
    - i. Possible well, water distribution & storage
    - ii. Snowmaking system improvements
    - iii. Desired timeframe: design in 2022, construct in 2022-2023
  - b. Soldier Hollow Nordic Center
    - i. Improvements to existing water distribution & storage
    - ii. Snowmaking system improvements
    - iii. Desired timeframe: design in 2022, construct in 2022-2023
3. Major Event Venue Planning & Design Services
  - a. Strategic Advisement to SLC-UT on creating an Olympic & Paralympic Games Venue Concept Plan for 2030 or 2034
    - i. Review and provide constructive and creative feedback on SLC-UT's current Games Concept and venue plan
    - ii. Review SLC-UT's draft Games vision and objectives; provide ideas on how this Games vision could and should shape an eventual Games Concept.
    - iii. Provide input on sequencing of pre & post Games planned permanent (Legacy) infrastructure and temporary (Games related) venue build-out components

- iv. Advisement on Games overlay procurement and delivery of overlay methodologies
  - v. Mentoring of service providers and key stakeholders (internal & external)
- b. Initial (Phase 1) Venue Event Overlay Planning & Design (March 2022 – May 2022)
- i. Consultant to co-lead interactive planning workshops with SLC-UT & Key Stakeholders on 3-5 planned venues to help determine high level “Model Venue” plans. Venues targeted are currently identified as:
    - 1. Snowbasin (Model Snow Venue),
    - 2. Utah Olympic Oval (Model Ice Venue),
    - 3. Utah Olympic Park (Complex/Multiple FOP Venue)
    - 4. Big Air Options (3 locations)
    - 5. Slopestyle/Halfpipe Options
  - ii. Assist SLC-UT Bid Committee in identifying and finalizing initial competition venue selections. Primarily focused on options with ski and snowboard disciplines of Big Air, Ski & Snowboard Cross, PGS, Slopestyle & Halfpipe events. Weigh the pro’s and con’s noting key factors of athlete & other constituent experiences, use of existing infrastructure, ease and efficiency of laying out temporary support facilities, cost, perceived operational effectiveness, and future legacy considerations.
  - iii. Block Plan development of the targeted 3-5 venues
  - iv. Creation of initial listing of commodity needs for all comp and non-comp venues based on model venue plan exercise and extrapolation of learnings to forecasted assumptions at all venues.
  - v. Create Venue Plan Concept Map for Olympic & Paralympic future Games and associated support documents required for dialogue with the IOC and IPC.
    - 1. Based on needs outlined by the IOC’s Future Host Questionnaire requirements
    - 2. Provide quality assurance for key venue documentation
- c. Phase 2 Venue Planning & Design Steps (May 2022 – February 2023)
- i. Further document creation to support Targeted Dialogue with the IOC
  - ii. Develop, review and/or provide quality assurance for key venue documentation that becomes part of the SLC-UT bid submission to the IOC and IPC or part of key presentations prior to future host election.
  - iii. Further Venue Planning Efforts
    - 1. Block Plan development of remaining comp venues and of key non-comp venues
    - 2. Creation of Venue Space programs for all comp and non-comp major venues

- d. Phase 3 Venue Planning & Design Steps (March 2023 – March 2025)
    - i. Scaled back services limited to needs to provide analysis in venue plan adjustments
  - e. Phase 4 Venue Planning & Design Steps (Starting 2025 or 2026, dependent upon an election to host the 2030 Olympic and Paralympic Winter Games and confirmation by the future OCOG)
    - i. Next Phase Venue Planning Efforts
      - 1. Refinement of Venue Plan based on input received and OCOG Goals & Strategies being further detailed
      - 2. Reexamination of Block Plans
      - 3. Schematic design level of venue Overlay plans – comp and key non-comp venues
4. Cost Estimating on multiple permanent construction projects planned and for temporary event overlay commodities needed for major events, to include Olympic & Paralympic Winter Games
    - a) Permanent construction cost estimating for UOLF venue projects
    - b) Temporary event overlay cost estimating for all venues initially planned for a future Games in Utah
    - c) Ability to extrapolate model venue temporary facility learnings across remaining venues
    - d) Create consolidated list of temporary facility needs and cost estimates
    - e) Desired timeframe: April 2022 – February 2023
  5. Review existing IT infrastructure and capabilities to scale up and/or be temporarily augmented for future Games period needs
  6. Review existing venue power supply infrastructure and capabilities to augment for Games time needs.
  7. Project & Construction Management Services
    - a. Soldier Hollow CMB Expansion
    - b. UOP Sports Performance Center
    - c. Planned permanent improvements at UOLF legacy venues
    - d. Desired Timeframe: Summer 2022 – Summer 2024
  8. Development Partner for Utah Olympic Park Hotel/Conference Center
    - a. Seeking project specific development partner who will help UOLF integrate a privately run hotel/conference center into the existing operations of Utah Olympic Park.
    - b. Project specifics and requirements will be detailed in a more detailed follow-up document
    - c. Desired Timeframe: Summer 2022 Selection – Construction complete by Fall 2025

9. Environmental Sustainability Plan for UOLF Venues & Potential Future Games
- a. UOLF Venues
    - (i) Seeking partner to make recommendations and guide efforts to practical, on the ground efforts highlighting new sustainability best practices for facilities similar to UOLF's.
    - (ii) Assist UOLF in applying Sustainability best practices to ongoing major events
    - (iii) Ongoing Consulting Services: April 2022 –April 2023
  - b. SLC-UT Future Games Planning
    - (i) Seeking consultant to help facilitate a planned SLC-UT Environmental Sustainability Committee (made up of local government and other relevant organizations' Sustainability Directors) to outline recommended strategies and supporting initiatives for hosting a future Olympic & Paralympic Games
    - (ii) Support the development of venue sustainability assessments for venues in the Olympic and Paralympic Games concept
    - (iii) Interim Report w/ Strategy recommendations: June 30, 2022
    - (iv) Final Report: December 15, 2022
  - c. Initial Interested parties will be provided with a more project specific scope of work through follow-up correspondence

#### IV. Submittal Requirements & Criteria for Selection

UOLF requests interested firms submit their interest for any of the stated services listed above by simply responding with a proposal listing a statement of qualifications, to include the following:

- A. Services available and offered for consideration
- B. Company background & areas of strength
- C. Relevant experience of proposed individual or team
- D. Terms -Provide any proposed terms and conditions the firm has as it relates to the structure of any relationship with UOLF
- E. Availability/capabilities to meet desired timelines of service
- F. Reference/testimonial listing

A selection team will review each applicant's response to determine which candidates will receive an invitation to further discuss next steps and possible contractual engagement.

Criteria for Selection will be based on:

- 1. Proficiency in Services Offered
- 2. Relevant Experience of Firm & Proposed Team Members
- 3. Anticipated Cost Effectiveness/Value for the Outlined Scope of Services
- 4. Availability & Fit with other Providers & Stakeholders
- 5. Local Knowledge
- 6. References / Testimonials

### **Pre-Submittal Availability & Requests for Additional Information**

Interested parties are welcome to submit requests for additional information to assist in their submittal. Any questions regarding this submission should be addressed to Colin Hilton at [chilton@uolf.org](mailto:chilton@uolf.org) or 435-658-4227.

### **Submittal of Statement of Qualifications**

Initial Statement of Qualifications submissions will be accepted up through March 31, 2022, no later than 5:00 p.m. MT. Please address to Utah Olympic Legacy Foundation, attn: Colin Hilton PO Box 980337, 3419 Olympic Parkway, Park City, Utah 84098. Submissions should be digitally submitted via email to [chilton@uolf.org](mailto:chilton@uolf.org). Concise and abbreviated submittals are appreciated. Note: For firms or individuals interested in proposing on Olympic & Paralympic Games event venue planning and design services, we require an initial submittal by C.O.B. on Thursday March 10<sup>th</sup> as we desire to accelerate work on event overlay plans starting within the month of March. All other service offerings can be submitted up until March 31<sup>st</sup>.

UOLF will review and respond to those submitting their stated interests and qualifications with follow-up selection process next steps. Initial advisement of stated interest is very important.

UOLF strongly encourages proposals from locally knowledgeable and operated small businesses as well as firms who value diversity in the make-up of proposed team members.