

Frequently Asked Questions in regards to RFP for JCHPF New Century Farmstead Site Plan & Stormwater Design Services

1. **There is a livestock barn shown on the diagram. What livestock type and how many head do you think would be accommodated.**
 - a. *The exact type and number of livestock have not been determined at this time. JCHPF management staff are currently developing a proposal for the City of Iowa City to allow livestock at the Historic Poor Farm. Since the farm is located within City limits an exemption will need to be granted for the farm. This final livestock plan would be finished alongside the site planning during the winter of 2023.*
 - b. *Current internal plans include small ruminants (sheep, goats) and poultry (chickens, turkeys). Ruminants would probably not surpass 50 animals but poultry could be up to 2000 +. Ruminants other than hens for eggs would be the only livestock overwintered on the farm. The livestock barn would be only used for overwintering or for expecting mothers. All livestock production would be pasture based and have a low impact on the farm. .*
2. **In the Required Deliverables it notes: “Accompanying Architectural Standards and Bulk Requirements for all buildings within the New Century Farmstead” What are your expectations for the depth of those architectural standards? Would you be looking for schematic designs for all buildings including narrative standards describing style, performance, materials, etc?**
 - a. *Since the JCHPF is listed on the National Register of Historic Places we must ensure the buildings and other infrastructure do not affect the historic viewshed of the farm. With this in mind we seek a narrative and accompanying schematic designs that describe the use, scale, type of building style and materials, and cost estimates. We want this site to feel cohesive once it is fully built out and this narrative should guide the implementation.*
3. **What utility capacities exist for sewer and water serving the property? Can you provide a copy of the Utility Master Plan referenced in the RFP?**
 - a. *Currently municipal water is adjacent to the property along Slothower Rd and a well is located onsite for irrigation and livestock watering use.*
 - b. *Electrical service is located on site at a new meter installed in 2021.*
 - c. *The City of Iowa City has an existing sanitary sewer easement crossing the farm at the proposed New Century Farm location. At this time it is unknown whether it will be able to service the farm because it is a clay line. Sanitary lines are available to the south in the existing development and North at Melrose Ave.*
 - d. *At this time the JCHPF utility master plan doesn't take into consideration the proposed location of the New Century Farm.*
4. **Do you anticipate incorporating composting facilities?**
 - a. *Yes, but not at a commercial scale. This would only include produce/crop culls and temporary manure storage. It would be at a pile scale, maybe 20 - 30 cubic yards.*
5. **Do you require a traffic study, and do you anticipate any design and reconstruction for Slothower Ave.?**
 - a. *No, we don't require a traffic study at this time. We expect that this project will trigger an upgrade to Slothower Rd. New development is scheduled to happen*

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on the SW corner of the intersection of Slothhower Rd/Melrose Ave. This new development will trigger upgrades to Slothhower closer to Melrose Ave but at this time we don't know the extent of these upgrades. Any upgrades of Slothhower Rd would be outside of this project.

- 6. Have you completed a geotechnical review / soil borings? If so, can a copy be provided for review?**
 - a. No we haven't at this time*
- 7. What is your planned construction budget for this phase of the project? And, what has been allocated for design fees for this phase?**
 - a. Currently at this time Johnson County has budgeted \$50,000 towards design fees.*
 - b. Currently at this time Johnson County has budgeted \$450,000 from American Rescue Plan (ARPA) funding to implement the parking and circulation and associated stormwater and utility upgrades. Johnson County is budgeting additional capital improvements funds in FY 24 and 25.*