

Pre-Proposal Meeting Questions

Question:

If a developer controls a site and owns a site, how does this paragraph relate to that situation (that referring to the UWM REF able to take away contract? 2.2.1)?

Answer:

Section 2.2 would apply to this issue. "Respondents should be aware that in order to take advantage of significant cost savings available through tax exempt bond financing and sales tax exemptions, the Foundation may prefer to acquire a fully entitled site and then own and finance the construction of the improvements through completion. Under such a structure, the Foundation would consider engaging a Respondent to perform construction management, construction administration or owner's representation services. Each Respondent should be prepared to discuss the foregoing arrangement, should the Foundation favor the Respondent site." (Page 3, Section 2.2 of the RFP) Since the respondent is in control of the site, such an arrangement would be subject to negotiation and arrived at through mutual consent of the parties involved.

Question:

I noticed no requirements for a cafeteria, is there a reason for that?

Answer:

The need for food service space should have been included in section 2.3.2 on page 5. The amount of space required will be determined by the program design. As a general guide our last project included XX sq. ft. of food service space for a 488 bed facility.

Question:

For all freshmen coming in, is it random room selection? Is it correct that students have their choice of residence hall room and are able to reject where they are placed?

Answer:

No, it is not (random). We include a preference form with the contract. The students are told that we will attempt to meet their choices. The housing contract is for a space in the halls. While we make every effort to assign students to the first choice of room, they may be assigned a space that is not their first choice. We also have procedures in place in which they can ask for a room change during the year as openings may occur.

Question:

Is it conceivable that given favorable economic conditions that the UWM Real Estate Foundation would consider more than one proposal (more than one site) given the demand for housing or are we restricted to one proposal right now?

Answer:

While we reserve the right to award more than one site as a part of this RFP process, our current plan is to select and develop only one site at this time.

Question:

I understand the security and campus environment and objectives of UWM. Is it possible to have any type of retail space assigned to the same footprint provided the right type of security?

Answer:

The proposals may include mixed-use development options.