

RFP Questions

June 9, 2008

1. What is a *desirable* site? (1.1)
Section 5.8 of the RFP provides information related to site requirement.
2. How will the price of the site be determined in the event the Foundation elects to own the Project? (2.2.0)
The UWM Real Estate Foundation and the selected developer would enter into negotiations to determine purchase price of the site.
3. The developer may be asked to assist the Foundation with obtaining permanent financing. Financing for what percentage of cost is desired? In other words, how much equity would the Foundation like to invest? (2.2.1)
The costs of acquiring the facility from the developer will be financed by the Foundation through whatever mechanism it deems appropriate. While it is possible that the Foundation may seek advice or assistance from the developer, it is most likely that the Foundation's financing structure will not be a developer concern.
4. Is the Foundation aware that events such as the default on the recently-issued bonds issued to finance DePaul dorms have adversely affected the credit market for student housing? (2.2.2)
The financing of the DePaul facilities may have little impact on the local financing market.
5. For purposes of this RFP, what is affordable housing? (2.3.1)
The current and future market rates that students are paying for campus housing.
6. How much classroom and academic space must be included in the Project? (2.3.1)
The final determination will be made during the program review (Section 2.2.1).
7. The RFP states that the University has not developed detailed program requirements for the Project. (See also 2.3.2). Yet the University has not issued the RFP. What is the role of the University in this procurement? (2.3.1)
This will be a privately-owned and developed facility. The State of Wisconsin will not have any involvement, financial or otherwise, in the bidding or construction of the project. UWM will enter into a management agreement with the Foundation and will operate the facility upon its completion. However, UWM (and the state) will have no financial obligations under the management agreement. The Foundation will pay for all costs of operating the facility. Because this facility is being developed by the Foundation for the benefit of UWM, UWM representatives will be involved, in an advisory capacity (see 4.2) only, with certain phases of the selection process. All decisions will be made by the Foundation.
8. What is the preferred portion of private rooms? (2.3.2)
This will be determined in the program design phase.
9. Maximizing the number of beds on the site suggests a tower. What is the most desirable Floor Area Ratio ("FAR")? (2.3.3)
The RFP does not specifically suggest the style of residence hall. Section 5.8.2 in the RFP covers the program evaluation.
10. Is this procurement controlled by & Adm 10, Wis.Adm. Code? (3)
No.

11. The interest of the University is referred to here. What is the interest of the University in this procurement? What is the role of the University in this procurement? (3.1.3)
See the answer to question #7 above.
12. Might the portions of a proposal not deemed confidential be disclosed by the Foundation or by the University to other persons submitting proposals? (3.1.8)
This will be determined by the UWM Real Estate Foundation Board on a case by case basis.
13. The State of Wisconsin must be indemnified. What role will the State of Wisconsin play in this procurement? (3.3.2)
See the answer to question #7 above.
14. In what capacity will the persons employed by the State of Wisconsin, at the University, be acting when they serve on this Student Housing Development Advisory Committee? (4.2.0)
The employees of UWM will act in an advisory role in the RFP process.
15. The criteria to be considered by the Foundation's Board of Directors are set forth, but the criteria are not weighted. How is the developer to know what is most important to the Foundation? For example, there is no question that students would prefer housing not more than two blocks from campus. But such rooms would be more expensive than rooms, say, a mile away. How is a proposer to know what trades to make? (4.2.0)
See Section 2.3.3 and 2.3.4 of the RFP.
16. This section purports to bar communication for *any* reason with any Foundation or University representative or consultant. Is this bar intended to apply to issues other than this RFP? (4.4.2)
No.
17. See 4.2, above. (4.5)
See Section 2.3.3 of the RFP.
18. What will be the University's involvement in the project? (4.5.1)
See the answer to question #7 above.
19. The developer must balance the needs of students with financial feasibility. Rents are critical to such balancing. Will rents in the Project be set by the market? Occupancy is also critical. Will students be assigned to the Project by the University? If so, will students be allowed to elect not to rent in the Project? Will the University or the Foundation in any way support the Project financially, whether through the investment of equity, any credit-enhancement tool, a lease, or otherwise? (4.6.1)
Rental rates will be determined as part of 2.2.1. The students are bound to student housing contracts and are asked to indicate a preferred location. These preferences are taken into consideration when the students are assigned by University Housing. Also, see answer to question #7.
20. What weight will be given to each of the criteria set forth? Most specifically, what value does the Foundation place upon proximity to the University? (4.6.5)
See Section 2.3.2 of the RFP.
21. Would the UWM Real Estate Foundation consider a proposal that listed four to five pre-qualified general contractors vs. just one?
Yes.