



**ITN 22-022
STUDENT HOUSING DEVELOPMENT PROJECT**

ADDENDUM THREE (3)

Subject: QUESTIONS/RESPONSES

Issue Date of Notice: MAY 13, 2022

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ALL RESPONDENTS MUST ACKNOWLEDGE RECEIPT OF THIS ADDENDUM BY SIGNING BELOW AND SUBMITTING THIS EXECUTED DOCUMENT WITH YOUR RESPONSE. FAILURE TO EXECUTE AND RETURN THIS ADDENDUM FORM MAY DISQUALIFY YOUR FIRM'S RESPONSE.

This Addendum shall become part of your firm's response and the subsequent documents if applicable.

The following items are issued to, add to, delete from, to modify and clarify the ITN and all associated documents. These items shall have full force and effect as the ITN and all associated documents. Responses to be submitted on the specified response due date shall conform to the additions and revisions listed.

Vendor Name: _____

Address: _____

Phone Number: _____

Email: _____

Signature: _____

1. Question

Summer Revenue.

- a. We would like to request that the University please provide clarity on the \$152/bed for summer camps that was included in Addendum 2, Exhibit C Final. Specifically, is this “net revenue” with the related other operating expenses required to turn the spaces and camps during the summer, or should the developer add these expenses? If the latter, can the University provide any detail regarding its historical camp operations, particularly the average length of stay (noting longer durations require less turn costs)?

Response:

The estimate of \$152/bed is based on non-rent revenues historically collected for Phase 2 Housing. This would include fees, fines, and other revenue sources in addition to potential summer camps and conference activity. Private entities should consider this estimate “gross revenue” and not “net revenue.” Private Entities should add expenses related to operating and turning units for summer camps and conferences. The University does not have historical operating data to provide regarding camps and conferences.

- b. To support viability and the lowest possible rental rates, confirming both the existing summer occupancy and future demand is important.
 - i. To that end, does the University have a response yet regarding the summer occupancy in Phase 2 from the owner as requested per Addendum #2?

Response:

The University does not have a response at this time regarding the summer occupancy in Phase 2.

- ii. Does the University have any more data regarding the Market Summary data included in Exhibit A to the RFP, specifically the number/percentage of respondents that indicated support for 10 month leases, as well as the specific number/ percentage supporting 12 month leases (Page 7)?

Response:

The student survey asked respondents to indicate the lease terms they would be interested in, with the opportunity to select more than one option. For students in the target market group who selected a unit, the response breakdown is as follows:

Academic year (9-month lease) – 75% of respondents
12-month lease – 20% of respondents
No preference – 9% of respondents
I don't know – 12% of respondents

2. Question:

Utility Expenses.

- a. Florida Poly provided a PSF annual historical utility expense figure of \$2.09/GSF in Addendum 2, Exhibit C Final, and also cited a costs for chilled water at \$0.12/ton. Is the chilled water cost included in the \$2.09/GSF, or is the anticipated chilled water load additive to this historical utility expense figure?

Response:

The historical utility expense estimate of \$2.09/GSF includes chilled water.

b. Also, are data/cable costs included in the \$2.09/GSF historical utility expenses figure?

Response:

Cable and internet costs are included in the historical utility expense estimate of \$2.09/GSF.

Additional Questions:

3. Question

Please indicate an approximate date when Florida Poly wishes for the Private Entity to the takeover maintenance and operations of the Phase 2 beds (542 beds)?

Response:

Florida Poly wishes for the Private Entity to assume responsibility for the maintenance and operations of the Phase 2 beds upon closing of the purchase of Phase 2. Please align this date with the Implementation Schedule included in Tab 6 of your proposal.

4. Question:

Can Florida Poly provide an approximate annual maintenance and operating cost for the food service space to be included into the annual triple net lease calculation?

Response:

No, the University cannot provide an approximate maintenance and operating cost for the food service space. For the purpose of responding to the RFP, Private entities should assume no revenue or operating expense associated with the food service space.

5. Question:

Which party is expected to provide mail and package delivery for the Project? Please describe the centralized sorting and mail delivery process in Phase 2 to the extent the same process would be applicable to Phases 2-4.

Response:

The University will be responsible for mail and package delivery. Currently, resident mail and packages are delivered to Phase 2. RAs sort the mail and packages and input received mail into Notifii Tracking software to inform the residence that a package is ready for pick up at the Phase 2 desk.

6. Question:

Page 17 of the FRP indicates wired landlines are required for telephone service. Please confirm this requirement is for office uses only and does not include wired connectivity in the units.

Response:

Correct, the University does not expect wired telephone connectivity to the units. However, the University wishes to clarify that wired internet access is an important feature that the University desires for the residential units.

7. Question:

Please confirm Florida Poly is agreeable to residential life services being reimbursed per semester instead of quarterly.

Response:

As stated in the RFP, the University desires to be reimbursed on a quarterly basis for its services to the project. Private entities should please assume quarterly reimbursement in their proposals. To the extent that Private Entities believe reimbursement of the University per-semester rather than per-quarter will have a material impact on the feasibility of the project, please note these impacts in your proposal.

8. Question:

Regarding suite-style and apartment bathroom cleaning in Exhibit D, is bi-monthly twice a month or once every two months?

Response:

The bi-monthly standard for bathroom cleaning in Exhibit D should be understood as once every two months. Residents will be primarily responsible for cleaning their in-unit spaces during each term.