



RFQ 22-012
STUDENT HOUSING DEVELOPMENT PROJECT
ADDENDUM ONE (1)

Subject: QUESTIONS/RESPONSES

Issue Date: MARCH 4, 2022

Procurement Department
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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: _____

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1. QUESTION: Is there potential for the management contract to also include the facilities maintenance and operations of the Phase 1 Student Housing?
RESPONSE: Phase I is owned by a P3; therefore, an agreement to provide facilities maintenance and operations would have to be negotiated with the P3 directly. The management contract contemplated in this RFQ does not have the potential to include Phase 1 Student Housing at this time.
 2. QUESTION: Can the University provide any additional information on desired building height and/or structural type for the new project?
RESPONSE: This information is intended to be provided to the shortlisted firms in Stage 2.
 3. QUESTION: Are there any geotechnical or environmental reports that the University can share for the proposed site at this time?
RESPONSE: Florida Poly will engage with a geo-technical engineer in the near future and will provide preliminary information during Stage 2 to the shortlisted firms. However, the university would want developers to do their own due diligence on things like Geotech.
 4. QUESTION: Please clarify if Florida Poly is considering utilizing its balance sheet to fund the project with public debt or if the use of public debt will be funded by a DSO or private entity.
RESPONSE: The University is currently determining the right funding strategy for the project, whether that is debt issued by the state on behalf of the University, a DSO, or a private entity.
 5. QUESTION: Clarification regarding the statement on page 4, Section 1.0, which reads verbatim "As part of the development of the Project, it is assumed that – under the terms of a Pre-Development Agreement with the University – the selected Private Entity/(ties) will be required to pay all predevelopment costs associated with the site, including infrastructure and concurrency costs, as needed. Please elaborate on the intent.
RESPONSE: In order to meet the desired delivery of Phase III housing for Fall 2024, the University will need the selected Developer to advance design of the project prior to final approval by the SUS Board of Governors. Should the University identify a P3 financing structure as the optimal solution, it is anticipated that this pre-approval design work will occur under the terms of a Pre-Development Agreement or similar agreement between the Developer and the University.
 6. QUESTION: Page 4 Section II, Article 1.0, in the first paragraph, it states " Stage 1 ITN"; should it be "Stage 2 ITN"
RESPONSE: Section II, 1.0, last sentence in paragraph one states:

A more refined scope will be provided in the Stage 1I ITN to qualified Private Entities that have been shortlisted through this RFQ process. This sentence is being revised to say:
A more refined scope will be provided in Stage 2 , to qualified Private Entities that have been shortlisted through this RFQ process.

7. QUESTION: Page 15, Section IV, Article 1.0, last sentence at the end of the page, a mention of "tab 6 can be found in Required Forms section of this document"; it seems tab 6 is nowhere to be found in the subject RFQ.

RESPONSE: Please disregard "tab 6".

8. QUESTION: Please clarify what forms are required for Tab 6, as referenced on RFQ page 17. We are only aware of the RFQ Certification Form that has been provided as Attachment A.

RESPONSE: Please disregard "tab 6".

Important Note: Any and all other information (not changed by this addendum) contained in the original RFQ 22-012 document and attachments remains the same and unchanged.



