



Addendum No. 2

Request for Proposals

Student Housing Development Project | Wayne State University

Detroit, Michigan

The Request for Proposals issued on February 1, 2016, for the **Wayne State University Student Housing Development Project** is hereby amended as indicated:

ITEM 1. SECTION 10.4 – INQUIRIES

Included in this addendum are responses to written questions that has been submitted by interested parties for review and response by Wayne State University per the terms of Section 10.4 of the RFP.

Additionally, responses have been included to questions that were asked verbally by participants during the pre-proposal meeting and associated site tours hosted by Wayne State University on February 9, 2016.

All other provisions of this Request for Proposals remain unchanged. This Addendum No. 2 must be signed and returned with the submission.

Firm Name: _____

By: _____

Title: _____

Date: _____

END OF ADDENDUM NO. 2



A. Student Housing Development Project Pre-proposal Meeting

The following questions were asked verbally by participants during the mandatory pre-proposal meeting and associated site tours hosted at Wayne State University on February 9, 2016, at 11:00 A.M. EST.

Question 1: What is the plan for the health center?

Answer 1: The University may desire that the ground-level retail space that is planned for the new development on Anthony Wayne Drive and designated for commercial use be leased to non-retail, University-based tenants, including the Campus Health Center and University Pharmacy – both of which are currently located in the DeRoy Apartments scheduled for demolition – and academic or administrative departments. The Campus Health Center and University Pharmacy occupy 6,437 gross square feet and 1,544 gross square feet, respectively, in their current location on campus, though smaller, more efficient footprints for both functions may be considered by the university.

Question 2: Is there parking associated with the housing projects?

Answer 2: All full-time and part-time Wayne State University students are eligible for semester assigned parking; accordingly, residents of the new development outlined in the RFP will be eligible to purchase Wayne State parking permits. Existing parking counts shall be maintained, as the university does not expect to increase its parking in association with the student housing master plan improvements.

However, per Section 1.4.5 of the RFP, Wayne State intends for the selected private entity to study – in conjunction with the university – the traffic patterns in the area immediately surrounding the new development site to determine the adequacy of current and future means of vehicular ingress and egress for the adjacent Parking Structure 2. Additionally, Wayne State requires that the private entity explore opportunities and implement a solution approved by the university to screen the east façade of the parking structure to minimize disruptive noise and light transmission from the structure into the new housing facilities.

Question 3: Does Wayne State plan to retrofit Chatsworth Apartments?

Answer 3: Wayne State anticipates the conversion of Chatsworth Apartments from apartment units to a mix of semi-suite and full-suite-style units. A converted Chatsworth is contemplated to accommodate a total of 50 semi-suite beds and 313 full-suite beds in shared-occupancy units. Please refer to Section 11.13 of the RFP for more information regarding the planned concept for Chatsworth Apartments.

Question 4: Which campus buildings are serviced by the infrastructure located in the basement of Chatsworth Apartments? Are the university's housing facilities serviced on a single system?

Answer 4: The Chatsworth heating plant provides steam to Chatsworth Apartments, DeRoy Apartments, and the Student Center. The Chatsworth plant receives its normal and backup electrical



services from the Towers Residential Suites substation. Atchison Hall receives its heating hot water from the Biological Sciences heating plant, which passes through the Undergraduate Library.

Question 5: How will the university evaluate proposals and economics for the new development?

Answer 5: Wayne State will review and evaluate proposals to ensure that they contain viable economic assumptions and feasible projects consistent with previously completed internal planning.

Question 6: What is under the new development site?

Answer 6: The preliminary survey, the limits of which have been expanded to include Anthony Wayne Drive and its utilities, indicates the presence of a 15"x20" combined sewer that runs the length of the parking lot from north to south. The survey also indicates the location of a 2" natural gas service that runs the width of the surface parking lot, where the new development will be sited, from west to east. Prior to the university's acquisition of the property, the parking lot apparently accommodated upwards of 40 housing lots. The university expects that the environmental site assessment, which is currently in progress, will yield detailed information about the historical use of the site. The geotechnical borings, which are also currently in progress, will indicate whether any demolition debris exists from those previous uses on site.

Question 7: Has the university had any issues with soils for developments on the other side of Anthony Wayne Drive?

Answer 7: No, the university did not have any issues with soils for developments proximate to the identified new development site on Anthony Wayne Drive.

Question 8: What is the university's preferred construction type?

Answer 8: Although the university does not have a preferred construction type for the new development project, the Wayne State University Construction Design Standards and the program of requirements for the new development have been provided for reference as Appendix C and Appendix H, respectively.

Question 9: Will new residents of the Anthony Wayne Drive project have the same access to parking permits as other on-campus residents?

Answer 9: Please refer to the response to Question #2.

Question 10: Is a 501(c)(3) structure a viable development structure?

Answer 10: The university believes that the 501(c)(3) structure is one of multiple viable project development structures that may be proposed to implement the projects identified in the student housing master plan.



Question 11: Does the university track the percentage of on-campus residents who purchase parking permits?

Answer 11: WSU does not track residents who purchase parking permits, and there are no restrictions or inducements for campus residents to buy parking permits. There are currently no dedicated parking areas reserved for residential students, although, as a practical matter, all residential students park in Parking Structure 2 or 8 as the structures are currently the only parking locations on campus that are operated on 24/7-basis. Wayne State's assumption is that Parking Structure 2, which is located directly west of the proposed new development site, will be used to provide priority placement for residents of the new development.

Question 12: Please clarify the requirements for graphics and renderings as part of the submission requirements in Section 11.4.

Answer 12: Renderings, graphics, floor plans, and associated narratives outlined in Section 11.4 shall be provided for projects that have been completed previously by the proposing private entities. While the documents shall be representative of Wayne State's planned new development as it has been defined within this RFP, proposing private entities are not required to prepare original content in this initial phase of the selection process for submission by 5:00 P.M. EST on March 14, 2016. However, the university reserves the right to request any or all shortlisted entities or entities selected as finalists to prepare original graphic content in support of the entities' proposals.

B. Written Communication and Questions

The following questions have been submitted by interested parties to rlynn@programmanagers.com through February 16, 2016, at 5:00 P.M. EST.

Question 1: Does this new Request for Proposals include Phase 1, the new development across Anthony Wayne Drive from Atchison and Ghafari halls?

Answer 1: Wayne State University is issuing this Request for Proposals to solicit responses from interested parties to enter into a public-private partnership with the university to complete its program of requirements – either in part or in whole – for its Midtown campus in Detroit, Michigan, as conceived in the 10-year student housing master plan. In total, the plan identifies eight projects: the construction of two (2) phases of new apartment-style housing with associated residential support spaces and ground-level commercial retail suites, located on Anthony Wayne Drive; demolition of one (1) building, the existing Helen L. DeRoy Apartments; and renovation of three (3) existing residence halls (i.e., Leon H. Atchison Hall, Yousif B. Ghafari Hall, and Towers Residential Suites) and two (2) existing apartment buildings (i.e., Chatsworth Apartments and University Tower Apartments).

Question 2: Could you tell us if the RFP was distributed to a shortlist of respondents from the RFQ stage, or was it issued to all RFQ respondents?

Answer 2: Wayne State University withdrew the Request for Qualifications for the Mixed-use Development Project (Project #07-2015) – originally released on June 17, 2015 – on August 11, 2015.



This Request for Proposals for the Student Housing Development Project is a wholly separate and distinct solicitation through which the university requests a qualified private partner to design, build, finance, and possibly operate and maintain the identified projects in a manner consistent with the university's objectives as outlined in the RFP.

Question 3: I am wondering if signage is involved. My company makes and installs signage and would like to provide a bid.

Answer 3: The university seeks a qualified private partner to design, build, and possibly operate and maintain the projects outlined in the RFP. Individual trades will not be bid through this solicitation.

Question 4: As part of the documentation that is going to be released, will you be sending more information on the existing debt of the existing housing and whether or not that would be able to be defeased as part of the transaction should that component be included?

Answer 4: Wayne State will consider releasing information regarding the existing debt of the current housing facilities to those entities shortlisted to present refined concepts to the university.

Question 5: Can you please provide a breakdown of the University's outstanding debt associated with the existing student housing assets, including: series, par, coupon, amortization profile, and call features?

Answer 5: Please refer to the response to Question #4.

Question 6: Can you please provide the full trust indenture for all of the university's outstanding debt?

Answer 6: Please refer to the response to Question #4.

Question 7: Do the university's existing bond covenants prohibit it from discontinuing auxiliary revenue-producing services if the school's debt tests are still met?

Answer 7: There are no existing bond covenants that would prohibit the university from discontinuing revenue-producing services as long as the school's debt tests are met.

Question 8: Would you be able to send me a list of those entities that were present for the Tuesday meeting and site visit?

Answer 8: The sign-in sheets for the pre-proposal meeting and site tours, along with the PowerPoint presentation shared during the pre-proposal meeting, are available to view at the following link:

http://www.forms.procurement.wayne.edu/Adv_bid/Adv_bid.html.



Question 9: Do you have an anticipated release date for Appendix B and Appendix J that will be issued via addendum?

Answer 9: The university will release information for inclusion in Appendix B and Appendix J as it becomes available. Geotechnical borings and an environmental site assessment are underway, and reports are expected to be completed by the end of February.

Question 10: During the Q&A period you noted that you would be making the presentation available as well as a list of attendees. Is it possible for you to send that information to me or let me know where we may find it?

Answer 10: Please refer to the response to Question #8.

Question 11: Unfortunately, we missed the mandatory meeting regarding the RFP. We do have an interest in submitting for this transaction and was curious if there was a grace period or some avenue we.Oils [sic] participate?

Answer 11: A minimum of one (1) representative from each interested private entity – that is, the entity that may ultimately enter into a contractual relationship with the university to design, build, finance, and possibly operate and maintain housing projects defined in this RFP – was required to have attended the pre-proposal meeting in order to remain eligible for proposal consideration and selection. Wayne State will not consider waiving the attendance requirement for eligibility for these entities.

However, while the pre-proposal meeting was mandatory for the private entities defined above, attendance was not mandatory for any partners, subcontractors, and the like that those entities would potentially engage as members of their comprehensive team. Therefore, the opportunity to participate in the proposal process is still available for such firms that did not attend the pre-proposal meeting, though they would be required to participate through a private entity that did attend. Sign-in sheets for the meeting and site tours, along with the PowerPoint presentation prepared for the meeting, are posted to the university's Procurement and Sourcing page for reference at the following link:

http://www.forms.procurement.wayne.edu/Adv_bid/Adv_bid.html.

Question 12: Can you please confirm unit mixes for your current housing inventory?

Answer 12: Wayne State currently offers beds in the following unit mixes in its existing housing facilities:

- ♦ Chatsworth Apartments (unfurnished apartment units): 22 efficiency, 48 one-bedroom, 16 two-bedroom
- ♦ Helen L. DeRoy Apartments (unfurnished apartment units): 46 efficiency, 67 one-bedroom, 66 two-bedroom
- ♦ Helen L. DeRoy Apartments (furnished apartment units): 20 efficiency, 48 one-bedroom, 56 one-bedroom (double)
- ♦ University Tower Apartments (unfurnished apartment units): 64 one-bedroom, 176 two-bedroom, 59 three-bedroom



- ◆ Leon H. Atchison Hall (furnished semi-suite units): 30 single, 425 shared
- ◆ Yousif B, Ghafari Hall (furnished semi-suite units): 25 single, 332 shared
- ◆ Towers Residential Suites (furnished semi-suite and full-suite units): 136 shared semi-suite, 703 full suite single, 44 full-suite shared

As part of its student housing master plan, the university anticipates the conversion of Chatsworth Apartments from apartment units to a mix of semi-suite and full-suite-style units. Chatsworth is contemplated to accommodate 50 semi-suite beds and 313 shared full-suite beds in shared-occupancy units.

Question 13: Can you please confirm which (if any) of your current facilities lease on a 12-month basis?

Answer 13: The university's apartment-style housing facilities – i.e. Helen L. DeRoy Apartments, Chatsworth Apartments, and University Tower Apartments – offer students the opportunity to lease units on a 12-month basis.

Question 14: For the new apartment units, does Wayne State University desire laundry in-unit or common area laundry?

Answer 14: The university desires common-area laundry space for student use on each residential floor of the multi-phase, apartment-style development. However, the community director's unit on the ground level of each building shall include an in-unit laundry closet. Appendix H of the RFP details the program of requirements for the new development and is now available at the following link:
http://www.forms.procurement.wayne.edu/Adv_bid/Adv_bid.html.

Please note that the assignable space program and associated program element data sheets included in the program of requirements represent the programmatic requirements of each building in the multi-phase development, such that the phases are comparably sized, programmed, and designed to provide 419 beds, associated residential support spaces, and ground-level retail suites – for a total of approximately 190,000 gross square feet – in each new building.

Question 15: [Company] would like to be considered as an approved manufacturer for the WSU Student Housing project in Division 8710 Door Hardware, Lockset and latches, Panic exit Devices Door Closers, Automatic and manual flush bolts, Thresholds & Gasketing and accessories Hardware.

Answer 15: Please refer to the response to Question #3.



Question 16: Would the university consider 2 yrs for new construction and demo? And an additional 2 years for renovation of the approximately 2,400 beds?

Answer 16: Proposing private entities shall maintain consistency with the implementation of the improvements as outlined Section 5.1 of the RFP, unless the private entity proposes alternative solutions that present more advantageous terms than the approach currently planned by the university.

Question 17: Will a guaranteed cost estimate be required as part of the March submission or instead a good faith estimate of which the shortlisted group will be allowed to complete more due diligence and produce final construction documents including guaranteed cost estimates schedules?

Answer 17: Neither a guaranteed cost estimate nor a good faith estimate is required for submission as part of the proposal submission due by 5:00 P.M. EST on March 14, 2016. Please refer to Sections 11.5 and 11.9 of the RFP for more detail regarding the requirements for a development budget and pro forma for the new development. Note that those firms interested in submitting proposals that include implementation of the full master plan are not required to submit a development budget, pro forma, or detailed development schedule for the renovation projects; the requirements and considerations included in Section 11.11 relative to the plan's full implementation are additive – not duplicative – to the requirements outlined in Sections 11.1 through 11.10.

Question 18: I did not receive notification of the Student Housing project. Was there a different form of solicitation? Generally I am notified electronically from the WSU website and this time I was not. I hate to miss an opportunity and I see that the mandatory pre-bid was already conducted?

Answer 18: Please refer to the response to Question #11.

Written questions may be submitted to Rachel Lynn at rlynn@programmanagers.com through 5:00 P.M. EST on February 22, 2016.