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1	Category	Question	Answer
2	ENV	Were there any problems encountered with removal of previous UG tanks on East Campus site?	Tanks were removed and properly closed under MDE supervision.
3	ENV	Will there be any permit requirements for storm water outlets along Paint Branch?	Federal and State permit requirements will apply.
4	ENV	Can you furnish information about asbestos and hazardous substances existing in facilities to be demolished/relocated?	Available information is posted on the website.
5	FIN	Does the University have a proforma already prepared? You will likely get divergent approaches, depending upon assumptions made. Can you clarify/standardize?	The University does not have a model proforma. The proforma should reflect the deal structures you propose. See the RFP for required information.
6	FIN	Would the University consider giving all offerors a budget number to use for planning the cost of relocations?	The University will not give a budget figure. Proposers should project the relocation proposal specific to their plans.
7	FIN	Can you give us all baseline information, such as densities for retail, market rate housing, grad student housing, etc... A common baseline would help in preparing financial proforma.	The Developer needs to propose the density and mix. The University is looking for a significant project that will provide an inviting, placemaking town center to achieve the stated goals of the RFP.
8	FIN	Would the University consider dropping its requirement for Economic Impact Analysis, or limiting the scope to more specific areas?	The University will drop its requirement for the Economic Impact Analysis during Part B of the RFP but will likely require such an analysis from the developer designated for negotiations.
9	GEN	Your campus master plan projects 35 new buildings. Will enrollment at College Park grow as well?	No significant enrollment changes are expected. The undergrad student population was capped 15 years ago when the University was named the "flagship" campus within public higher education in Maryland. Graduate student enrollment of 10,000 could increase.
10	GEN	What are the projected growth rates for the surrounding community?	Developers should contact MNCPPC for population projections in Prince Georges County. We understand that population is projected to grow at 4% per year.
11	GEN	Is it OK for us to contact the City; Student Groups; County: others...?	Yes, however, specific questions about the RFP and/or the University's requirements, should be addressed to the procurement officer.
12	GEN	Can you point to some peer institutions that you aspire to be like? Would help us understand where the University is headed.	Michigan, Illinois, UNC, UCLA and Berkeley are UM's official aspirational peers.

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13	GEN	What are your expectations for phasing?	We understand that, while ideal, the entire project may not be achievable in a single phase. We need an aggressive, but realistic, phasing plan that yields a critical mass up front and sequence that will make the entire project work.
14	GEN	Will the M-Square Research Park be competing with East Campus for some of the same mixed-use amenities?	No. M Square is the University's research technology park. In fact, the University envisions M-Square occupants (estimated at 6,500 employees at full build-out) to be customers of the East Campus redevelopment.
15	GEN	Does Prince Georges County have authority to create a TIF District for this project?	Yes. But we can't guarantee it. The University is initiating discussions with Prince George's County to create both a tax increment financing district and a special taxing district, and will be an advocate for the creation of the districts.
16	GEN	Can the University furnish cost information or establish a standard charge for University services such as Police, Shuttle Bus, trash, road maintenance and other services expected to be provided by the University to the Developer ?	The cost of University provided services is expected to be recovered in a common area maintenance charge to be negotiated with the selected developer.
17	GEN	Can the University furnish steam and/or electric to facilities on East Campus from the power plant?	Under current legal requirements, the output from the power plant can only be used for University activities and the development of East Campus is not expected to be eligible to be served.
18	GEN	Has the University engaged in a developer RFP process like this in the past?	Yes. This is similar to the process we followed for our M-Square development and for PPP Student Housing projects in the past.
19	GEN	How big is the City of College Park (population)?	Approx 32,000, excluding the University community population of approximately 50,000. Developers should contact MNCPPC for demographics.
20	GEN	Do you have examples of specific retailers required?	No specific retailers are required. The stated goal is to create a "place" or "collegetown" and upgrade the quality of commercial activities around the University. Examples which may help achieve this goal include "white tablecloth" restaurants, boutique and specialty stores, and an upscale grocery.
21	GEN	How much time will be allowed for our Part B Interview?	We anticipate scheduling up to a full day for each developer. The agenda has not yet been determined.
22	GEN	Can you furnish a list of Minority Business Enterprises (MBEs)?	List is available at www.purchase.umd.edu . Click on "Minority Business Program", then "Search the Directory" and "MBEs Recently Used" for more information. You may also contact our MBE Liaison, Ms. Victoria Leatherwood for assistance at 301-405-5850.

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23	GEN	Who do we notify if we decide to add members to our team or make changes?	Notify the procurement officer.
24	GEN	Does the University own the land and buildings known as "Fraternity Row"?	Yes.
25	GEN	You mentioned that additional information is now available from the Retail and Residential Market Survey Report. When will you make that available?	The Report of Study Findings, October 2006 - (46 pages) and Economic Research Associates memorandum of November 10, 2006 - (3 pages) have been posted to the Project Website for your information.
26	GEN	Is there a set per diem rate for conference lodging at the campus?	The benchmark per diem rate should be the GSA rate for this area (est \$159).
27	GEN	Are models required to be included with our Part B submittal or at our interview?	No.
28	GEN	Would the University agree not to compete with our retail uses?	No.
29	GEN	What is a "layout plan"?	Means preliminary site plan.
30	HOTEL	What is the zoning for the proposed hotel project site? (North Gate area)	Zoning is MUI.
31	HSG	The assumption is that there won't be any fee-simple ownership of condos..only rentals..because of the underlying ground lease.	Correct.
32	HSG	Who are the target residents for the market rate housing?	See RFP - Part B - Section 1.B.1. - Key Considerations.
33	HSG	What is the desired mix for housing?	See RFP - Part B - Section 1.B.1. - Key Considerations.
34	REG	Who will police the retail properties?	Police services will be provided by the University's Police Department which has concurrent jurisdiction with Prince Georges County. The cost of the University's Police Department is expected to be part of the common area maintenance charges to be negotiated with the selected developer.
35	REG	What is the University's primary focus in the design review process for the East Campus facilities?	The primary focus is exterior (including architecture, site features and amenities). Probably 90/10 exterior/interior.
36	REG	Are there any unique University codes?	No. But we have some standards for certain design elements. Go to: http://www.facilities.umd.edu/MMD to view the Design Criteria and Facilities Standards (DCFS).
37	REG	What is the process for permits and entitlements?	See RFP - Part B - Section 1.B.12. - Key Considerations.
38	REG	Are there certain types of retail uses on the site that would not be acceptable to the University?	Yes, but we expect to negotiate with the prospective Developer regarding the specific criteria that would be applied to review of proposed uses.
39	REG	Is the University pursuing overlay zoning?	No. A Development District Overlay Zone already exists.

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40	REG	Does our plan have to conform to the campus master plan vision for East Campus?	Do not interpret the campus master plan literally. In concept, you need to tie East Campus to the main campus. Master plan provides a broad vision and guidelines and is not a mandate.
41	REG	Will the University assist us in the zoning/entitlements process?	The University will assist in any way it can. We anticipate that it will be possible to develop an MOU for the development review process, including setting up a work group focused on this project.
42	REG	Are any specific off-site improvements required?	Any required off-site improvements will depend on specifics of your plan.
43	REG	Does the University have design standards for the roads internal to the East Campus property.	We have adopted Prince Georges County design standards for pavement sections of the roads, but not right-of-way width or setback requirements.
44	REG	Are there any general restrictions/requirements that the University would envision for the ground lease and the non-student housing or retail uses?	We will likely want to limit the number of unrelated occupants in market rate housing; require adherence to an approved development plan; restrict certain retail uses (specifics to be negotiated) and require the use of University Police.
45	REG	Can the roads on East Campus be dedicated back to the University when construction is completed on East Campus?	If the primary roads are built to University standards, the University would consider accepting them. The cost of maintaining the roads would be included in a common area maintenance charge to be negotiated with the selected developer.
46	REL	Can some existing University uses be combined for efficiency as a part of planning for relocation?	Yes. We are open to your recommendations.
47	REL	Is there a prohibition on the use of temporary buildings to aid phasing of the work?	No. But we would prefer to avoid it.
48	REL	Are there any recently constructed buildings (administrative) that would be an example of something that would satisfy your needs?	Chesapeake Building.
49	REL	Would administrative offices for the University above retail be acceptable?	Yes. We have no pre-conceived notion of the design or configuration of the various proposed uses.
50	REL	Will the Recycling Center remain on the Lot 4i relocation site?	We believe that it can remain, while still allowing space for the suggested relocation of the UM Shuttle to that site.
51	REL	Will parking uses at the front of Lot 4i also remain?	Yes. We believe that there is also room for that use to continue.
52	REL	Are you aware of any soil borings indicating subsurface rock conditions on any of the sites that we are considering for construction of relocation facilities or on East Campus itself?	No. Typical materials encountered are clay and gravel. The University expects that the selected developer would conduct their own testing and analysis.
53	REL	Is there a distance limitation for any of the uses to be relocated?	Needs to be close to campus. Will depend upon the specific use.

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54	REL	The University has furnished us information re; "suggested" relocation schemes for existing uses on East Campus. Are we bound by that? Would our proposal be rejected if we deviated?	The various relocation options developed by the University are not mandated. If you wish to propose alternate schemes, please do so. Failure to use the University's suggestions for relocation will NOT cause the proposal to be rejected.
55	TRANS	Can you elaborate on what is happening with Route 1 improvements?	The selected alternative for Route 1 does not add any capacity. The City and University have asked for the first phase to begin at College Avenue and go north.
56	TRANS	What is the plan for the Purple Line?	Location for stations is not yet determined, but your plans must consider its future construction. You have an opportunity to help define the route and the station locations. MTA will expect your input.
57	TRANS	Would the University consider a foot bridge over Rt 1?	Yes, but the University believes that pedestrian bridges don't work very well. People don't use them.
58	TRANS	Would other alternatives, such as a mid-block pedestrian crossing be acceptable?	Yes, but will require coordination with Maryland State Highway Administration and others. University would lend support to such an effort.
59	TRANS	Are there other transportation improvements being considered for this area?	Yes. The University is supporting a proposed I-95 connector road to the campus that could potentially take 11,000 trips off of Rt 1.
60	TRANS	Will the UM Shuttle bus operation serve the site?	Yes. The UM Shuttle already runs about 3,000 passengers per day between CP METRO Station and the CAMPUS. We would anticipate stops on the east Campus property. The cost of the Shuttle service is expected to be part of the common area maintenance charges to be negotiated with the selected developer.
61	TRANS	Would it be acceptable to make changes to Route 1?	Generally, yes. But would have to be coordinated with others. University would lend support to help make these things happen.
62	TRANS	Can the sound wall along Paint Branch Parkway be removed?	Changes to the sound wall are not within the control of the University.
63	TRANS	Are there restrictions in place associated with road access to Paint Branch Parkway from East Campus?	Any proposals for access to Paint Branch Parkway will need to conform to the Sector Plan and coordinated with the County and the City.
64	TRANS	Is surface parking on East Campus OK? Or is structured parking required?	University is flexible on this. Developer must determine what best suits its plan for the site.
65	UTIL	Will electronic copies of utilities and other site drawings be furnished to us?	Drawings were furnished in electronic format on CDs distributed to each Developer during the Site Visit.
66	UTIL	What is the size of the WSSC sewer line (along Paint Branch Parkway)?	30 inch diameter.

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67	UTIL	Are there any access restrictions for the Central Heating Plant?	Yes. We will require at least 30' clear access all the way around the plant on the N, S, and W to accommodate deliveries . We will need approx. 80' clear access on the East side to allow for major equipment change-out and/or maintenance.
68	UTIL	Can the No. 2 Fuel Tanks be relocated?	Yes. But access for tanker truck deliveries must be maintained. The tanks supply back-up fuel for any natural gas outage. When in use, 7 or 8 tankers per day must be received.