

#	Category	Question	Answer
1	FIN	Would the University consider changing the requirement in the Part B RFP for a 70-year proforma? A 10 year proforma is more typical/commercially reasonable.	Replace the 70-year proforma with a 20-year proforma and an NPV calculated for the first 10 and 20 years of the term. In addition, describe how the University's interest in the improvements will be protected in the last 20 years of the lease term.
2	HOTEL	Is a hotel required on the site?	No. However, the campus desires a conveniently-located, high end hotel and is supporting a Hilton on US 1 outside of North Gate and would not support a competing hotel in East Campus.
2	HOTEL	Is a hotel required on the site? Continued	If one is proposed for East Campus, an alternate use should be identified in the event the North Gate Hilton proceeds
3	HSG	Where does the current student population live (Undergraduate)?	12,000 in on-campus housing, including public-private partnership projects; 600 at University Town Center (privately owned); 1100 at University View (privately owned). See Housing Study on the website for additional information.
4	HSG	Where does the current student population live? (Graduate)	700 of 10,000 graduate students live in privatized grad apartments. The rest live in Takoma Park, Langley Park, Silver Spring and throughout the local area. See Housing Study on the website for additional information.
5	HSG	Do you consider graduate and undergraduate housing to be incompatible uses on this site?	No. They are part of a larger mix of residents, including occupants of market rate rental properties.
6	HSG	Our understanding is that the University will offer no guaranteed housing occupancy or other subsidies. Correct?	Correct. None are offered.
7	HSG	Would the student housing that we build be incorporated into the University's housing program?	No. The University cannot guarantee occupancy to any of the housing constructed on East Campus. We would be open to referring students to the student housing.
8	HSG	Are we to assume that the baseline rents for graduate housing as specified in the RFP are for 12 month leases?	Yes.
9	REG	Must our roads be designed to County standards?	No, road standards will be negotiated with the University.
10	REL	You use a 70% efficiency factor for your space (relocation facility SF). The ratio is NASF/GSF. What is the definition of NASF?	The meaning of NASF (net assignable square feet) can be found at the DGS/DBM Facility Program Manual.
11	REL	Was that ratio (70%) used for all types of space?	Yes.
12	REL	Can you furnish us with cost information on the most recent new tank constructed for the Steam Plant (No. 2 Fuel Tank)?	The cost of the #2 oil tank constructed in 2000 / 2001 (including all associated piping, diking, controls etc.) was nearly \$1M.
13	REL	Do we have to replace the parking for the existing Police Impound Lot?	No.
14	TRANS	With regard to on-site parking at East Campus, are we required to accommodate parking for our own uses, or are there others?	All parking requirements as a result of development of the East Campus site need to be satisfied by developer. The parking requirements for the relocated facilities were provided in a table via separate correspondence..
15	TRANS	Is parking a potential source of revenue for Developers?	Yes.