



Addendum No. 3

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 were submitted by interested parties for review and response by Wayne State University per the terms of Section 10.4 of the RFP.

ITEM 2. NON-MANDATORY SITE WALK-THROUGHS

Wayne State University will hold non-mandatory site walk-throughs for the new development site at Anthony Wayne Drive, Helen L. DeRoy Apartments, and Chatsworth Apartments on Wednesday, March 2, 2016, at 1:00 P.M. EST. The tours will be guided by Wayne State's Office of Housing and Residential Life and Department of Facilities Planning and Management. Participants are requested to meet at the Anthony Wayne Drive entrance of the Starbucks located at 695 Williams Mall in Yousif B. Ghafari Hall.

Notice of intent to participate in the walk-throughs shall be directed to Rachel Lynn at rlynn@programmanagers.com.

All other provisions of this Request for Proposals remain unchanged. This Addendum No. 3 must be signed and returned with the submission.

Firm Name: _____

By: _____

Title: _____

Date: _____

END OF ADDENDUM NO. 3



Written Communication and Questions

The following questions were submitted by interested parties to rlynn@programmanagers.com between February 16, 2016, at 5:01 P.M EST and February 22, 2016, at 5:00 P.M. EST, the deadline for submission of written questions for review and response by the university.

Question 1: The RFP calls out specific counts for studios, one-bedrooms, and four-bedroom units. My question is whether the one-bedroom unit is intended to be a two-bedroom unit and / or does the developer have the flexibility to introduce two-bedroom units into the mix while maintaining the respective bed counts per phase?

Answer 1: The program of requirements for the new development identifies 300 beds in a one-bedroom / one-bathroom unit configuration; two-bedroom units are not included in the identified unit mix. However, the university will consider alternate unit mixes as proposed by the private entities.

Question 2: [Entity 1 that did not attend the mandatory pre-proposal meeting] has been asked to serve as the developer with [Entity 2 that did attend the pre-proposal meeting]. [Entity 2] did attend the site visit. Is there an opportunity for us [i.e., Entity 1] to participate with [Entity 2]?

Answer 2: 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 1) members of their comprehensive team or 2) joint-venture partners. 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 3: What is the amount of existing bond debt on the facilities scheduled for demolition and renovation?

Answer 3: Wayne State holds approximately \$100 million in outstanding debt related to its existing housing facilities. The university will consider releasing more detailed information regarding the existing debt of the existing housing facilities to those entities shortlisted to present refined concepts to the university.



Question 4: Can WSU provide any further details on what is meant by the low-, medium-, and high-level of renovation? What is encompassed by low-level aesthetic improvements?

Answer 4: Wayne State is currently completing a comprehensive facilities conditions assessment of its existing housing facilities, the results of which the university may issue to proposing entities once finalized. The low-, medium-, and high-levels of anticipated renovation for each housing facility were identified in the student housing master plan for conceptual planning and budgeting purposes, based upon factors such as building age and observable condition; Section 1.3 of the RFP outlines the tiered framework that was applied to the university's existing facilities. The actual and detailed scope of the renovations required for the existing housing facilities will ultimately be negotiated between Wayne State and the selected private entity, based on the results of the completed facilities conditions assessment, among other factors.

Question 5: What are the envelope improvements needed at University Towers?

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

Question 6: Does WSU have any building structural system preferences for the new apartment-style housing on Anthony Wayne Drive?

Answer 6: Wayne State does not have a preferred structural system for the new development project. Any proposed system must meet all applicable building codes.

Question 7: Is any detailed information yet available on any existing utilities present below grade on the site for the new housing?

Answer 7: 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 additional 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. Reports for the geotechnical borings and the environmental site assessment are expected to be completed by the end of February.

Wayne State University assumes no responsibility for identifying existing underground utilities – either identified or hidden – beyond the performance of reasonable efforts to identify the presence of underground constructs. The private entity or entities ultimately selected by the university through this RFP process are expected to perform their own due diligence with local utilities, including the Detroit Water and Sewerage Department, for confirmation of the services – active or abandoned – present on the development site.



Question 8: Can Brailsford & Dunlavey provide a live copy of the matrix that constitutes Appendix D: Pro Forma and Program Assumptions for the New Development?

Answer 8: Please refer to the Excel file titled "Appendix D: Pro Forma and Program Assumptions for the New Development_Live Model."

Question 9: Upon the razing of the DeRoy Apartments, what is the direction from the university as to what is planned for the site? Is the site to be left graded and landscaped for future development?

Answer 9: Yes, the site is anticipated to be graded and seeded, at a minimum, following the demolition of the Helen L. DeRoy Apartments. The university will release additional information regarding the scope of demolition and requirements for site restoration in a future addendum.

Question 10: What is the vision for programming and space requirements for the residential ground floor common areas (non-retail) for students (study rooms, multipurpose, etc.)?

Answer 10: Please refer to Appendix H: Program of Requirements for the New Development, which provides detailed programmatic and technical guidelines for the ground floor common areas and residential support spaces. The ultimate mix of common areas, residential support spaces, and retail spaces will be negotiated between Wayne State and the selected private entity. Note that no residential units are permitted on the ground floor in either phase of the new development.

Question 11: When will there be another opportunity for a walk-through?

Answer 11: Wayne State University will hold non-mandatory site walk-throughs for the new development site at Anthony Wayne Drive, Helen L. DeRoy Apartments, and Chatsworth Apartments on Wednesday, March 2, 2016, at 1:00 P.M. EST. The tours will be guided by Wayne State's Office of Housing and Residential Life and Department of Facilities Planning and Management. Participants are requested to meet at the Anthony Wayne Drive entrance of the Starbucks located at 695 Williams Mall in Yousif B. Ghafari Hall.

Notice of intent to participate in the walk-throughs shall be directed to Rachel Lynn at rlynn@programmanagers.com.

Question 12: Is there a specific architectural design direction for the new housing in the parking field along Anthony Wayne Drive?

Answer 12: Please refer to Appendix H: Program of Requirements for the New Development, which provides general guidance in the form of the university's design philosophy and strategy for site planning, landscape and hardscape considerations, and exterior / interior architectural considerations.