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REQUEST FOR PROPOSALS #05-17
University of Southern Maine Lease of University Owned Property
University of Maine System
RESPONSE ADDENDUM #1

This addendum responds to initial questions submitted by vendors.

The University of Maine

Q1. Can Respondents bring contractors to the buildings prior to bid in an effort to get renovation costs?

University of Maine
at Augusta

A1. *The Mandatory Respondents' Pre-bid Conference that provided a tour of the six (6) properties was the Respondent's opportunity to review the properties. Additional opportunities to review the buildings were not anticipated and will not be provided.*

University of Maine
at Farmington

University of Maine
at Fort Kent

Q2. Can the University provide floor plans for all six buildings?

University of Maine
at Machias

A2. *Floor Plans are available at the link provided in both CAD and PDF format: <http://people.usm.maine.edu/dfm/WHLease.zip>*

University of Maine
at Presque Isle

Q3. Can you provide the average utility usage for each building including but not limited to fuel, electricity, water and sewer?

University of
Southern Maine

A3. *The University has available annual average utilities cost including fuel, electricity, water and sewer for the past five (5) years: 209 Deering \$3,972, 1 Chamberlain \$2,251, 7 Chamberlain \$3,287, 11 Chamberlain \$3,244, 15 Chamberlain \$3,757 & 19 Chamberlain \$4,200.*

Q4. Please verify that #3 on page 15 is a typo?

A4. *Yes, #3 on page 15 was an error, no response is required for #3.*

Q5. Please verify that the sub-lease is not solely for residential occupancy.

A5. *See Master Lease and Management Agreement Section 1-4. SUBLEASING; OCCUPANCY and Sublease Section 2. OCCUPANCY.*

Please refer to first page of Master Lease and Management Agreement, "WHEREAS, the Premises are currently used as administrative/office space, but are improved with conventional-style

residences that could be converted (or re-converted) to housing stock and/or professional office space including office space for charitable, non-profit and/or governmental or quasi-governmental entities (the "Preferred Uses") to the extent permitted by local zoning; and

WHEREAS, Tenant wishes to convert (or re-convert) the Premises to housing stock and/or space for other Preferred Uses, sublease the Premises as residential rental properties, and perform property management services in connection with the same, all on the terms and conditions set forth herein."

- Q6. Do you know if the real estate taxes will be exempted for 501(c)(3) organizations?
- A6. *Real property tax exemption is determined according to State of Maine law and local ordinances. The University cannot determine whether the Master Lease Holder of the White House properties will be subject to real property taxes and cannot provide legal or tax advice to outside entities.*
- Q7. When will it be determined if there will be a lease extension?
- A7. *During the negotiation of the terms of the Master Lease, after an award has been made, the University will negotiate the timing of notification of a lease extension, if any, with the successful Respondent.*
- Q8. Will the occupants of the buildings, either as the MLA holder or a Sublease holder, be able to utilize educational spaces (classrooms) at the University through an agreement to provide educational training?
- A8. *The University does lease additional learning space to the community and would welcome that dialogue with the awarded Respondent. Additional learning space will be determined separately from this agreement. Respondents are encouraged to contact the University of Southern Maine Office of the Provost for additional information on leasing of University space.*

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