

REQUEST FOR QUALIFICATIONS #2019-075

University of Southern Maine (USM) Public-Private Partnership for Portland Campus Student Housing and Student Center

RESPONSE ADDENDUM #04

DATE: June 21, 2019

NOTICE: Response Date Change and Answers to Submitted Questions

New Response Timing:

Event Name	Event Due Date
Deadline for Statement of Qualifications Submission	07/03/2019
RFP Qualifications Announcement (subject to change)	Week of 07/08/2019

Answers to Submitted Questions:

#	Submitted	UMS Response
1	Keeping in mind the complexity of building a solid P3 team and the level of information being sought, would UMS be willing to grant –at minimum –a one-week extension of the RFQ submission process?	UMS is granting the extension request as detailed above.
2	What is the annual enrollment history by campus, by academic year (freshman, sophomore, etc.)? Will the University please expand RFQ Table 1 to show data for Fall Semesters 2015, 2016, 2017 and 2018?	Yes, USM has provided additional enrollment information in the attached table below. Between fall 2015 and fall 2018, the freshman headcount at USM's Portland campus increased by 22%, and the freshman headcount at the Gorham campus increased by 13%. The combined undergraduate and graduate headcounts increased by 7% at Gorham and 5% at Portland over the same time period. Between fall 2015 and fall 2018, USM also experienced an increase in the percentage of out-of-state students from 10% of the total USM headcount to 12% of the total USM headcount. Please also note that the occupancy of USM's housing portfolio at the Gorham campus exceeds its design capacity by 112%.
3	Will the University please provide an expanded Table 1 (Fall Semesters 2015 – 2018) for the Portland campus only?	Please see response to question 2.
4	Will the student housing market analysis being prepared by Brailsford & Dunlavy be completed prior to release of the RFP?	Yes, the housing market analysis will be completed prior to the release of the RFP. The key findings of the housing market analysis will be provided as an Appendix to the RFP document.

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5	On Monday's pre-bid conference call, there was mention that University envisions the student center being a design-build with a possibility of operations and maintenance being provided by the private sector. Will the University confirm the scope of the private sector responsibilities (the relevant portions of DBFOM) prior to the RFP release?	Yes, the university will provide additional clarity regarding the scope of private sector responsibilities to shortlisted firms. As highlighted in the pre-bid conference call, the university is interested in assessing the optimal financing and operating models with developers.
6	Is there a budget amount available to the public for the "University of Southern Maine (USM) Public-Private Partnership for Portland Campus Student Housing and Student Center -2019-075" project?	No.
7	How can I access the list of participants? This question is in reference to the pre-bid conference.	For those who self-identified, their information will be posted as an addendum.
8	May we please include full resumes for team members within an Appendix (not to be included within the 40-page limit)?	Yes, you may include full resumes for key team members as an Appendix. The resumes not count toward the 40-page limit.
9	Would the UMS Office of Strategic Procurement consider allowing the requested resumes of key personnel to be appended as the financials will be?	Please see the response to question 8.
10	Please confirm if the following count towards the 40 page limit: (a) Cover Page? (b) Appendix A? (c) Cover Letter? (d) Table of Contents?	Yes, the (a) Cover Page, (b) Appendix A, (c) Cover Letter, and (d) Table of Contents count toward the 40 page limit.

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11	<p>Section II Quality of Approach / Technical Capability of the RFQ has limited a Proposer's response to each of the 6 prompts/sub-questions to 1-2 paragraphs and no more than 300 words each. While we understand the desire of USM to receive concise responses, we do not feel that 300 words is an adequate allotment of space to be able to fully and thoughtfully answer certain of these. We would request that USM preferably eliminate this word count restriction of this section, without altering the overall limitation of 40 pages. Alternatively, we ask that USM consider expanding the word count limit with the suggestion below, as it relates to each of the 6 prompts within Section II. Thank you in advance for your consideration of our requests.</p> <ol style="list-style-type: none"> 1. Development Implementation: 700 words 2. Urban Development: 300-400 words 3. Student Housing and Student Center Design: 300-400 words 4. Sustainability: 300-400 words 5. Student Housing Operations, facility Maintenance, Custodial and Asset Management Experience: 2,000 words. <ol style="list-style-type: none"> a. Prompt #5 is an especially comprehensive question and one that warrants much more than a 300 word response. 6. General Contract Conditions: 300 words 	<p>USM's original language was intended to serve as guidance for the formulation of effective responses to this RFQ. The RFQ is revised on page 9 as follows:</p> <p>Specifically, the Developer should demonstrate proficiency / experience in the following areas (through project examples) and provide a short description (1-2 paragraphs, not to exceed 300 words for each section) of how this proficiency / experience applies to the Project:</p>
12	<p>Regarding submission of the electronic copy responses, if the file exceeds 20MB, is it acceptable to provide a Dropbox link in lieu of multiple emails?</p>	<p>Yes, the university will accept a Dropbox link.</p>

Headcount by Campus*	Fall 2015 HC	Fall 2016 HC	Fall 2017 HC	Fall 2018 HC
Gorham USM Campus	2,656	2,546	2,570	2,728
Freshman	831	906	921	939
Sophomore	486	466	572	565
Junior	428	353	336	435
Senior	646	598	478	510
Grad	265	223	263	279
Law	0	0	0	0
Portland USM Campus	5,269	5,112	5,288	5,350
Freshman	1,013	1,068	1,118	1,232
Sophomore	838	755	915	918
Junior	1,003	913	910	989
Senior	1,530	1,516	1,460	1,313
Grad	631	618	644	645
Law	254	242	241	253
Total Gorham and Portland Headcount	7,925	7,658	7,858	8,078
Freshman	1,844	1,974	2,039	2,171
Sophomore	1,324	1,221	1,487	1,483
Junior	1,431	1,266	1,246	1,424
Senior	2,176	2,114	1,938	1,823
Grad	896	841	907	924
Law	254	242	241	253

* Headcount is one PER student PER Campus

Overall totals will NOT add up to our Official Headcounts or FTE's as this report is counting PER student PER campus headcount.

For example, if a student is enrolled in 2 Portland courses (3 credits each) and a Gorham course (3 credits) they are counted as 1 HC with 6 credits in Portland and 1 HC with 3 credits in Gorham.