

REQUEST FOR QUALIFICATIONS #2021-029
University of Maine System Public-Private
Partnership for Student Housing
ADDENDUM #2
March 22, 2021

QUESTIONS

Q1: Is renovation a component of the project scope for either or both of the campuses' projects? Or is it anticipated that the campuses will complete the renovations on their own after the P3 for the new student housing construction is completed?

A1: The scope of work detailed in the RFP is for Phase 1 of the student housing reinvestment plans for both UMF and UMPI. While it is important for teams to understand the context of the longer-term renovation plans, Phase 1 currently includes only the delivery of the new student housing developments on both campuses. The timing and scope of future phases of work will be determined at a later date.

Q2: The length of time from RFQ release to submission deadline is extremely short for developers to assemble teams and prepare a response. Will UMS consider extending the deadline for responses? Or can developers submit developer-only qualifications without a proposed team assembled for this stage of the solicitation?

A2: Per Addendum 4, UMS has extended the deadline for RFQ submissions to Thursday, March 25, 2021 at 11:59pm.

Q3: Does the University anticipate or expect to provide any availability payments or subsidies to the developer, or is the expectation to have full lease/rental revenue risks transferred to the developer?

A3: The University is open to considering a range of options and will evaluate them based on their strategic and financial value to the institutions.

Q4: Is the System or campus willing to financial support the project either through on-going commitments (master lease, contingent master lease), upfront contributions and/or institution funded?

A4: The University is open to considering a range of options and will evaluate them based on their strategic and financial value to the institutions.