

Memphis Housing RFP questions/comments

1. Is there any debt owed on the properties? No.
2. Can the project be done in phases? Yes. However, construction must commence within 18 months of the Effective Date of the Lease and all construction must be substantially complete within 20 months from the date construction commences. It is desirable for units to be available at the beginning of an academic year.
3. Is there any debt capacity or credit impact from the system perspective? No.
4. Should the proposal be by bed, or by unit? By unit but the total number of beds and room configurations (i.e., number of one-bedroom, two-bedroom, etc.) should be identified.
5. Is there a parking ratio that should be considered? Parking should meet the Memphis and Shelby County Unified Development Code, Zoning Code and Subdivision Regulations for the City of Memphis and Unincorporated Shelby County.
6. Are there floorplans and/or studies on hazardous materials for buildings within the lease area? Floorplans for the Boling Center will be added as part of addendum 3. A limited asbestos survey report for the Boling Center was added as part of addendum 3.
7. Can you provide any structural drawing of the Boling Center and any other architectural drawings that might be available? Some structural and architectural drawings for the Boling Center have been located and will be added as part of addendum 3.
8. Regarding environmental, it was mentioned at the pre-proposal conference that EnSafe was performing a system wide study, and that this building (Boling Center) may have been reviewed. Is there an environmental assessment available for the building at this time? A limited asbestos survey report for the Boling Center will be added as part of addendum 3.
9. Can you provide a list of attendees to the conference? The list of attendees has been posted on the website under addendum 3 documents.
10. Is there a survey of the Leased Premises available? No.
11. Can you provide the demolition bid that was referenced at the conference? The University did not receive a formal bid document that can be shared.
12. Is it anticipated that the development of this project should contemplate servicing only its own demand, or are there any services that this project will be expected to provide for other parts of the university campus (e.g., mail service, amenities, meeting space)? There are no other services that this project will be expected to provide for other parts of the University.

13. What will the required parking ratio be for the project, and will off-site parking be an option for spaces allocated to the residential development demand? Parking should meet the Memphis and Shelby County Unified Development Code, Zoning Code and Subdivision Regulations for the City of Memphis and Unincorporated Shelby County.
14. Are there any required amenities that the University will want to see within the project? The University is not specifying amenities to be provided. However, the Phase II evaluation will consider the amenities included in the development.
15. A market study was mentioned in the Pre-Proposal Meeting. Will the University provide a market demand study and when will it be available? The market study of student interest will be posted as an addendum on the website.
16. The UTHSC campus master plan (page 25) shows future housing along the southern portion of campus along Linden Avenue and S. Dunlap Street. Is this proposed housing in addition to the RFP proposed housing, or is the RFP housing site the new location for such housing? The parcels included in the RFP are the desired location for housing. There are no current plans to develop additional housing at Linden Avenue and S. Dunlap Street.
17. The RFP identifies a thirty (30) year ground lease initial term with two (2) fifteen year renewal options. Will the University (and State) consider a longer initial term? Such as 50+ years? Not at this time. A longer initial term would require additional approvals.
18. Will the University release the recent student housing survey referenced in the RFP for review which estimates the demand for new housing of UTHSC students being between 375-450 beds (or 185 to 225 units)? This would only be to serve as an additional reference to any new market survey obtained by each individual Proposer. The market study of student interest will be posted as part of addendum 3.
19. In addition to the Asbestos Report for The Boling Center located at 711 Jefferson Avenue, does the University have in their possession, or in the process of obtaining, additional demolition estimates from any third party consultants? The University does not have a formal bid document that can be shared.
20. Will the State of Tennessee consider paying for the demolition of the building at 711 Jefferson Avenue? Who would be the appropriate contact at the State to reach out to and discuss this process? No. The RFP requires the proposer to demolish the building.
21. Does UT plan to amend the RFP to add the following parcels? Parcel ID 023010 00013 which is at the southwest corner of Jefferson and Orleans, which houses the Phi Chi Fraternity, Variety, and Hyde Buildings and Parcel ID 023016 00036 which is a surface parking lot location at the southwest corner of Court and Orleans? These parcels have been included in the RFP.

22. Does UT have a full set of Construction Documents that can be provided on the Boling Center? Architectural, Electrical, Mechanical, Plumbing and Structural plans for the Boling Center will be added as part of addendum 3.
23. What year was the Boling Center built? 1969
24. Please send a copy of UT's campus master plan. The master plan can be found at www.uthsc.edu/campus-master-plan/documents/campus-master-plan.pdf
25. Are there any long-term leases or contracts in place on the subject parcels? No.
26. Please send what you can on UT's operating and management agreement/arrangement with the City of Memphis regarding UTHSC Park. The agreement will be posted to the website as part of addendum 3.
27. Has there been any attempt by UT to acquire the 3 parcels located at the southwest corner of Court and Manassas? The University has expressed interest in these parcels.