

ADDENDUM
Request for Information #2021-2022-01 – On-Campus Housing
Addendum #1
October 20, 2021

Request for Information No: #2021-2022-01

Request for Information Title: On-Campus Housing

Inquiry Deadline: October 15, 2021 at 12:00 p.m. (Noon) (CST)

Response Due Date: November 5, 2021 @ 12:00 p.m. (Noon) (CST)

PLEASE BE ADVISED THAT THE FOLLOWING INFORMATION IS APPLICABLE TO THE ORIGINAL SPECIFICATIONS OF THE ABOVE-REFERENCED REQUEST FOR INFORMATION DOCUMENT.

This addendum includes the following: **Responses to submitted inquiries**

1. Is there a specific site on the campus already picked out? Is the site on-campus or off-campus? If no site picked out is there a site in mind? How big is the site?

Yes, the College has identified an on-campus site for student housing that is approximately 5 acres.

2. The market study mentioned adding the cost of \$400K to purchase the land. Will we (Design-Build Contractor and/or Operator) be responsible to add-in this \$400K into our budget? Would NWFSC have any interest in a ground lease in-lieu of selling the land to us for this project? If so, we would need to know the terms of the ground lease to include in our RFI survey response.

No, at present the College is not interested in a sale of the real property. As stated in RFI Section 2.2, the College anticipates establishing a not-for-profit corporation to be certified as a direct support organization, which will lease the real property from the College on which the student housing will be built. No decisions regarding a further sublease to a developer have been made at this time. No lease or sublease terms are available currently.

3. Does NWFSC intend to build the 300+ project in two-phases as follows: (i) Phase 1: 152 Beds and (ii) Phase 2: an additional (148-154) beds at a later point in time? Or is NWFSC only looking for one phase, 152 beds in total and consider the project complete upon completion of the 152 beds as requested in the RFI Survey 2021-2022-01 as stated on Page 4 of 23 under "Housing Specifications"?

See RFI Section 2.2 under "Housing Specifications." The College is seeking information regarding one phase, a 152-bed student housing project as stated in Section 2.2 under "Housing Specifications". Any additional beds in a second phase would be determined at a later point in time.



4. Does the University prefer apartment style units? If suite style, are there areas on campus for the tenant to get food? Market Analysis also mentions double occupancy, is that a preference to the University?

As stated in RFI Section 2.2 under "Housing Specifications," the anticipated style is quad living with four bedrooms, two bathrooms, and a common area with limited in-unit kitchen amenities. A communal area outside of each unit may include a full kitchen. It is anticipated that the project will include communal laundry facilities. However, the College seeks information about the most effective floorplans and building structure to meet current market demand for unit size and bed configuration to reach the 152-bed requirement and is open to receiving information regarding any style or occupancy of units that will most effectively reach the 152-bed requirement. There is currently limited food service availability on campus.

5. Are there currently summer camps at NWFSC? If yes, how long do they run? If no current summer camp offerings, will NWFSC work towards creating summer camp opportunities? Estimate timeline for potential summer camp offerings?

The College offers several summer camps each year. The length of each camp varies, but the camps are spread throughout the summer, covering topics from athletics to academic programs to public safety. Additional camps may be added in the future.

6. Would NWFSC be willing to work with the Developer and/or Operating Manager to market the property on the college website? Include the property/student housing on the college brochure(s)? Make this property/student housing the preferred housing option?

Yes, as to each part of the question.

7. Is NWFSC seeking "cash-flow" from the development? Land-lease? Cash-flow?

As stated in RFI Section 2.2, the College anticipates establishing a not-for-profit corporation to be certified as a direct-support organization (the "DSO") that may own and operate the student housing. While the DSO is authorized to own and operate student housing, the College is seeking information on methods of delivery for this project, which may include a third-party structure to design, build, finance, operate, and manage a project to be located on a site to be ground-leased by the DSO to the provider. The College anticipates that final student housing project under a DSO must maintain sufficient cash flow to cover debt services while building a reserve each year.

8. What role would NWFSC like to pay in the process overall? Staffing? Oversight? Other?

The College seeks to ensure that affordable housing is available to its students. As stated in RFI Section 2.2, the College intends to form a not-for-profit corporation to be certified as a direct support organization, which will lease the real property from the College on which the student housing will be built. The College continues to analyze the best structure for day-to-day management of the project, including staffing and oversight. Responses to this RFI will assist the College in analyzing the best structure for the project.



9. Does NWFSC have property “in-mind” that the location of this Apartment/Student Housing structure will rest? If so, does the property lend itself to a single-story building or will we be required to look at a multi-story building? Is there a site plan available that you could share with us to help us understand how the building could layout on the property?

Yes, the College has identified an on-campus site for student housing that is approximately 5 acres. The project may be single or multiple stories; the College currently anticipates that the project may be at least two stories. There is no site plan currently available.

10. With the requirement of SREF per the RFI-Survey #2021-2022-01, is it the intent of NWFSC that the college intends to form the Direct-Support Organization (DSO) and therefore this requirement is being implemented? Will we be required to hire CRA as a “third-party” Architect to review our Architectural Drawings and submissions (the Project) with this SREF requirement?

Yes, as stated in RFI Section 2.2, the College intends to establish a not-for-profit corporation to be certified as a direct-support organization (the “DSO”) that may own and operate the student housing. Yes, even after establishing the DSO, the housing must be built in accordance with the 2014 State Requirements for Educational Facilities (“SREF”) and the Florida Building Code. It is unknown at this time whether a contractor will be required to hire CRA as a “third-party” Architect to review our Architectural Drawings and submissions with this SREF requirement.

11. As it pertains to item “c” under section 1 entitled “Design Build Services” found on page 5 of the RFI, it is stated that “Housing must be built in accordance with the 2014 State Requirements for Educational Facilities and the Florida Building Code.” Can you state whether this may or may not be the latest code issued by the State for this classification of building?

The 2014 State Requirements for Educational Facilities is the latest code for educational facilities in Florida.

12. On page 24 of the RFI (found within Exhibit B), it was stated tax-exempt rates were used to illustrate the interest savings between the years. Can NWFSC provide some clarity as to whether or not this project may be tax exempt?

The College anticipates that the project will be tax exempt. The College intends to establish a not-for-profit corporation to be certified as a direct-support organization (the “DSO”) that may own and operate the student housing. The College intends that the DSO will be tax exempt.

THIS ADDENDUM NOW BECOMES A PART OF THE ORIGINAL REQUEST FOR INFORMATION.