

University of District of Columbia  
Student Housing P3  
**RFQ Questions and Responses**

#	Question	Response
	<b>Partnership Structure Questions</b>	
1	Please confirm which entity – UDCF or UDC, or the District of Columbia itself – will be the counter party to a lease transaction.	<b>The P3 Partner will serve as developer under a development agreement and operating agreement with the Foundation.</b>  <b>The space lease will be between the University and the Foundation.</b>
2	Provide a description of the Proposer(s) and the anticipated legal relationship (governance and capital structure) for the Proposer(s). Include in the description of the Proposer(s) the year founded, description and approximate value of real estate developed and currently under control, number of employees by function, and an organizational chart. All equity investors should be identified." Please clarify the last sentence to confirm if UDCF is looking for information about investors in the proposer's firm or potential equity providers for the project.	<b>For the qualifications, providing the track record of prior or current investors is sufficient.</b>
3	What, if any, conversations has UDC or UDCF had with the surround community / ANC about the Project?	<b>Student housing was included in the Institution Master Plan. UDC and UDCF will be providing project updates to the ANC as the project progresses.</b>
	<b>Project Design and Construction Questions</b>	
4	Does the University anticipate further adjusting the student housing program mix as shared in the Pre-Proposal Meeting? If so, will it be looking for recommendations from the Developer team, or does it intend to primarily make any further adjustments internally with it's own advisors.	<b>The University reserves the right to adjust the program and welcomes alternative solutions from developers if they believe a more advantageous approach exists.</b>
5	Is there guidance on construction type for this Project?	<b>Additional details will be provided in the RFP.</b>
6	Is the developer expected to provide on-site parking for the residents? If so, how many spaces or what is the desired ratio of beds to parking spaces?	<b>Additional details will be provided in the RFP.</b>
7	The slides shared at the Pre-Proposal Meeting cite various indoor amenities which the development should include. Are there additional on-site outdoor amenities which the development should include? If so, please provide examples.	<b>Additional details will be provided in the RFP.</b>
8	While the RFQ does not mention how resident laundry will be addressed, the slides shared at the Pre-Proposal Meeting cite "Building Laundry" for community building. Please confirm that individual apartments are not expected to include washers and dryers.	<b>Additional details will be provided in the RFP.</b>

9	Does UDCF expect this development will require compliance with the First Source Program? With other government mandated programs?	<b>Additional details will be provided in the RFP.</b>
10	Are there any labor or compliance requirements for this project, including prevailing wages, project labor agreements, or goals for small, local, or disadvantaged business for both the construction and operational phases?	<b>Additional details will be provided in the RFP.  The Foundation will comply with all applicable regulations, which will be detailed in the RFP.</b>
<b>RFQ Submission Clarifications</b>		
11	Please confirm if the RFQ Respondent is to provide any additional information on Team Members (e.g., architects, contractor, financial partners / underwriters, and legal advisors) other than the name of the firms and key persons at each of these firms. If additional information is required, please provide the required information for the Team Members.	<b>No. Exhaustive additional information is not required at this stage. The list of team members and partner firms along with key persons will be sufficient.</b>
12	The submission instructions state, "Qualifications should contain an original signature of an officer of the Proposer with authority to commit the firm(s) and should be marked 'Original' in the file attachment name." Can you please confirm that you would like an "original" document since responses are being submitted electronically?	<b>Digital signatures and electronic documents are acceptable and a physical "original" document is not required.</b>