

**UNIVERSITY OF CONNECTICUT
REQUEST FOR EXPRESSIONS OF INTEREST (RFEI)
TO DEVELOP STUDENT HOUSING IN STORRS, CONNECTICUT**

ANSWERS TO RELEVANT QUESTIONS

Posted Tuesday, August 6, 2019

1. The RFEI indicates that all bedrooms should be designed for double-occupancy. Would the University consider responses that reflect a mix of single- and double-occupancy bedrooms?

Answer: Yes, the University will consider responses that include a mix of single- and double-occupancy bedrooms. Due to the University's housing rate schedule, for developments on University property, double-occupancy bedrooms are the most cost effective configuration, but the University recognizes that single bedrooms are also desirable for students. Accordingly, a mix of occupancies may be appropriate.

2. Storrs Center has parking provided at a rate of 0.9 spaces per apartment unit. The RFEI states that "parking shall be provided at a minimum rate of one (1) space per bedroom", which appears to be double that provided in Storrs Center and appears high in comparison. Would the University consider responses that provide less parking?

Answer: The University aggregates its parking inventory over the entirety of its Storrs campus, and for developments on University property, it desires parking at a rate of 0.5 spaces per bed (not per bedroom). If this amount of parking cannot reasonably fit on the proposed site, the Respondent should provide an explanation of the limitations on parking capacity. Parking for off-campus locations shall meet local zoning requirements.

3. Often when a University allows both on-campus and off-campus Responses for housing development, it already has a specific site and developer in mind when it puts out the RFEI. Has a site or development partner been "pre-selected" for the project?

Answer: The University has not pre-selected a site or a partner for the student housing development project. The University desires to reassure the development community that it is providing an open solicitation with no preconceived conclusions. The University has a need for new student housing, and the broad nature of the RFEI is intended to promote a broad range of responses so that the University can evaluate the best alternatives to address the need.

4. Regarding the Mansfield Apartment location, is it an option to demolish the existing buildings to make way for a new, larger student housing building(s) or is it the desire to keep any of the existing buildings?

Answer: The existing buildings may be demolished or may remain; the University has no preference.

5. The RFEI indicated that undergraduate student housing is the goal, but will the University allow graduate housing proposals?

Answer: Yes, the University will consider Responses that include undergraduate student housing and/or graduate student housing.

6. Will the utilities to the site be provided by the University?

Answer: For Responses that utilize University properties or non-University properties, the Respondent should include the cost of the extension of all necessary on- and off-site utilities to support its proposed development. The University does not plan on participating in the construction of any utilities for the development. Please note that the University has updated the materials accessible through the link entitled "Mansfield Apartments Utility Plan" at <https://updc.uconn.edu/>.

7. Please clarify what, if any, development fees (i.e., building permit, meter, tap or connection) or impact fees the Respondent should include in the development?

Answer: For developments on University property, there are no development fees that are payable to the University. Development on non-University property must attain and pay the fees required by the Town in which the proposed site is located.

8. Is there a limit on the number of unrelated people within a unit (i.e., are 4 bedroom units allowable under the University jurisdiction)?

Answer: Student housing that is provided on University property has no limitation on the number of unrelated persons in a unit. Housing that is proposed on non-University property is subject to the requirements of the Town in which the proposed site is located.

9. If the development is on University property, does that trigger a prevailing wage requirement?

Answer: A development on University property may or may not trigger prevailing wage requirement for construction labor. This determination of the prevailing wage requirements depends on the development and/or building ownership entity structure, and not necessarily on the site ownership structure. For the purposes of keeping all Responses equivalent, the Respondent can assume that there is no prevailing wage requirement in its base Response, but should describe and quantify the impacts if prevailing wages are ultimately required for the construction labor.