



**Florida State University  
Competitive Solicitation  
Addendum Acknowledgement Form**

Procurement Services  
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**Title:** Florida State University & Gulf Coast State College Procurement for Privatized Residential Development

**Date:** 10/28/16

**Addendum Number:** 1

**INSTRUCTIONS TO RESPONDENTS**

Attached is additional information pertaining to the Competitive Solicitation identified above. Please read this information carefully and incorporate it into the terms, conditions and specifications submitted with the original Proposal and any prior addenda.

**This cover sheet must be signed by the individual signing the Proposal and returned with the Proposal.**

**CERTIFICATION**

This is to certify that I did receive the referenced addendum and have incorporated the terms, conditions, and specifications listed therein into the attached Proposal.

\_\_\_\_\_  
**Printed Name/Title**

\_\_\_\_\_  
**Authorized Signature**

## Questions/Answers

1. Is FSUPC and GSC seeking a 2018 or 2019 delivery?

Our goal is for a 2018 delivery.

2. How will permitting be conducted, through FSU or through the local authority?

Permitting will be done through FSU. Associated costs will be paid by the developer.

3. Are there available utilities and adequate capacity to service this housing community?

A utilities capacity analysis for this project has not been completed.

4. Is there an available survey or geotech report for the sites or perhaps for other university buildings recently completed?

No recent reports are available.

5. Can the University divulge what caused the previous ITN awarded bidder to be terminated?

The University is committed to the FSUPC project. The prior developer chose not to proceed with the project.

6. Is the University willing to grant a one-week extension given they are seeking full proposals and not just qualifications?

Yes, the University is willing to give extra time for respondents to submit a full proposal. The new delivery date is Monday, November 21 at 1:00pm. The delivery instructions stay the same.

7. Curious as to why 3 of the 4 sites for the development are on FSU's Panama City campus and only 1 on GCSU?

The sites were selected after a preliminary analysis. FSU has since determined the development should be on the FSUPC campus.

8. If the GCSU site was used, would it have limitations due to the laws Florida has for student housing on community college campuses?

Yes, there are limitations related to GCSC locations. FSU has determined this development is best suited on the FSUPC campus

9. Do you have projections for the FSU Panama City Campus growth for the next 10 years?

We do not have 10 year projections. We do have historical information for the two campuses. Attached are fact sheets for FSU and GCSC.

[http://ir.fsu.edu/Factbooks/2015-16/Panama\\_City.pdf](http://ir.fsu.edu/Factbooks/2015-16/Panama_City.pdf)

<http://www.gulfcoast.edu/administration-departments/institutional-effectiveness/documents/gcscfactbook201415.pdf>

10. Given the size of the institutions and the campuses first-time housing, it's likely the capital markets will require either a residency requirement or a contingent lease in order to underwrite the project. Is FSU willing to provide this?

The University will evaluate a variety of transaction and funding structures for the Development; however, the respective current credit ratings of the University should not be adversely impacted by the terms and conditions of the Ground Sublease or the development, design, funding, construction, operation and maintenance of the Development. The University will not provide a residency requirement for the project. The University will consider creative ideas for project enhancement, but will not provide long-term financial support that will impact the University's balance sheet or credit ratings.