



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

Procurement Services
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CS No: 5750-1	Title: Arena District Hotel and Convention Center Development
Date: 6/29/15	Addendum Number: 5

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

ITN 5750-1 Questions/Answers

1. Does the project financially have to stand on its own with no public financing for structured parking, the bridge to the Turnbull Center and the covered pedestrian access to the new conference center adjacent to the Civic Center?

Not required, but as little required public subsidy as possible is preferred.

2. We envision a phased hotel development, with expansion geared to the linked development of the other project elements. Is there a timeframe that we can incorporate into our phased hotel planning?

We are open to your proposed timeline and have no specific requirements currently in place.

3. We assume there will be, either structured parking beneath each hotel phase or building the first phase at grade, along Pensacola Street and having at grade parking dedicated to the hotel in the existing Civic Center parking lot?

The existing Civic Center parking lot will mostly be used for other buildings and green spaces, so only a very small portion would be available for surface parking.

4. We anticipate a restaurant and a small number of meeting rooms as a part of the hotel development. Do you also want a conference center in addition to these meeting rooms and in addition to those space spaces in the Turnbull Center and the new Conference Center?

There is a \$20 million sales tax funding commitment that is designated to the creation of a new convention center/campus. We are open to suggestions about how to best accomplish this goal in an efficient and effective manner. There could be a number of shared spaces, however, there is a general expectation that the convention center will have a separate identity from the hotel.

5. Is FSU ultimately looking for a capital partner/developer to fund the development and own the hotel, subject to a ground lease with FSU? Or is it contemplate that FSU will provide the necessary capital for development and retain ownership of the hotel after completion...in which case you are looking to retain a fee developer and operating partner to provide third-party oversight of the entire project and management of hotel after completion?

Our strong preference is for a capital partner/developer to fund the hotel, subject to a ground lease. We may be interested in alternative financing scenarios, if compelling opportunities exist. The University does not anticipate providing the capital for the hotel project.