Q&A for APSU RFP #26-001 (Step 1)

1. I did not see any structural guidelines in the documents indicating if Type V (Wood Frame Construction Structure) will be allowed on this project.

   In RFP Section 3.3 Design Objectives, the APSU design standards and guidelines link is not working for me. I did find the link below on the APSU website. Can you confirm if this is correct?

   Link: https://www.apsu.edu/univ-design-and-construction/designer_manual

   Response: APSU prefers a more durable non-combustible structure, but wood frame construction is allowable to the extent required to achieve affordability targets.

   The link referenced above is correct.

2. In RFP Section 7.4 Step 2 Proposal Requirements and Evaluation, Tab 9 Graphic Documents and Renderings, that reference the following:
   a. Narratives may also identify specifications offered by the Developers that are outside the design guidelines described herein.
   b. A narrative describing the structural methodology that the Developer would employ for the Project; and,

   Can you point me in the right direction for the structural guidelines or let me know if Type V (Wood Frame Construction Structure) will be allowed on this project?

   Response: See response to Question 1.

3. What is the parking count of available parking spaces on APSU owned lots that are near Lot 30 and are available for use by the residents of the new project on the Lot 30 site?

   Response: Adjacent to Lot 30, the University has additional parking resources, including 173 spaces in Lot 27 and 74 spaces across Lots 28 and 29. These parking areas serve a variety of University needs and are available to students, complementing existing residential parking options. At a minimum, APSU expects the Project to provide on-site ADA-accessible parking. Residents of the Project will have the opportunity to purchase residential parking permits under the same terms as other on-campus residents. APSU is committed to working collaboratively to support the parking needs of the development and will continue to evaluate parking utilization, demand, and opportunities for adjustments across its parking inventory to ensure an effective and convenient parking experience for residents.

4. Is there any existing information that APSU has and will share with RFP proposers regarding the site (Lot 30) including surveys, soil reports, Phase 1 report, ongoing litigation, etc?

   Response: The University does not have substantial site information for Lot 30. There is no ongoing litigation regarding the site. The University is willing to undertake limited geotechnical testing during the procurement process and will provide the results of that testing to down-selected proposers. The cost of such testing will be counted as a pre-development expense to be reimbursed to the University by the Project upon financial close.

   Any documentation provided by the University will be for informational purposes only and shall not constitute a representation or warranty regarding site conditions. Proposers are responsible for independently evaluating the site and identifying any additional investigations necessary to inform their development proposals.

   The selected Developer will have the opportunity to conduct additional site due diligence during the pre-development phase, subject to applicable University approvals, coordination, and requirements.

5. Page 5, #3 says "While the University understands the need for the Project to be financially successful, APSU's institutional mission requires them to provide a financially accessible education to all students. In support of these strategic objectives, APSU desires to maintain control over residential rental rates that can be charged for the Project by requiring approval of initial rates and influence over subsequent increases sought by the Developer." What are the initial rental rates anticipated by APSU? What are the rental rates at the newest APSU occupied/controlled comparable multi-family properties on/off campus? What sort of annual rental rate increases will APSU approve? How can a developer, and more importantly, its investors, rely on proforma projections when APSU has the right to maintain control over residential rental rates and increases sought by the developer?

Response: Other higher education institutions in Tennessee such as University of Tennessee, Knoxville, University of Memphis, and Middle Tennessee State University have established successful public-private partnerships for student housing that align ownership and financing strategy with student affordability. The ownership structures in those cases require the facility owner ultimately to set rental rates for a given annual period, but project agreements require that rates are informed by a budget setting process in which the university partner is an active participant through an Advisory Committee.