REQUEST FOR QUALIFICATIONS
JABSOM Phase II

Questions and Responses
(May 11, 2005)

1. Is the JABSOM Phase II site or any portion thereof composed of Ceded Lands? If yes, please provide a detailed description and map, preferably a survey, describing and illustrating the exact locations(s) and boundaries of Ceded Lands on the project site.

The JABSOM Phase II site is not located on ceded lands.

2. Is there a University Business Plan or other established strategic roadmap for this project that differentiates the nature and scope of lab and research facilities that will be included in JABSOM II as distinguished from the research space and mission of the similar facilities in the Center Research Center? How are these two facilities going to avoid competing with each other for personnel, grants and University resources? What are the scientific boundaries between the two facilities (Oncology in the CRCH vs., All Other in Phase II, for example)?

There is currently no University business plan for this project, although additional information on the components expected to be housed in the facility will be provided in the RFP. It is not intended that the facilities will be competing for personnel, grants and University resources.

3. How does the University plan to avoid having potentially two developers competing for tenants in two adjacent facilities in a small community?

The two projects are intended to have different tenants, as each has a different focus.

4. Can the University provide a list of grants, contracts, disciplinary research programs, and FTE’s that would migrate to the Phase II facility? What percentage of the facility to these programs represent?

At this time, it would be premature to provide a list of grants, contracts, programs and staff that would migrate to the Phase II facility.
5. *Is the leadership and mission of the two facilities clearly established and can development planning and direction be counted on from the University throughout the duration of the project’s development process?*

The mission of the two facilities are different, with the Cancer Research Center focusing on the development of a comprehensive cancer care facility, including a clinical component, and Phase II focusing on private leaseable space for bioscience companies, as well as additional research space for JABSOM and other units of the University. Phase II is intended to complement the research and educational programs conducted at the JABSOM complex. The University will take a strong role in planning and project management throughout the development process.

6. *What funds are available from the University to compensate the selected developer while undertaking the substantial planning, design and pre-construction work prior to commencing construction?*

At this time, there are no funds available from the University to compensate the selected developer during this period.

7. *What are the major targeted research categories that Phase II is seeking to attract and what is the magnitude and source of grants for these areas of exploration? Do these grants conflict with those that were explored by our Team for the CRCH?*

As mentioned in the RFQ, it is intended that Phase II house additional research space for JABSOM and other units of the University, as well as private leaseable space for bioscience companies. Currently, the magnitude and source of grants for the research space is not known, but it is not intended that these research grants conflict with the type of grants sought by the Cancer Research Center.

8. *How much total space does the University wish to have developed for this research facility?*

As indicated in Section II.B. of the RFQ, the total area allowed for the research facility is 190,000 square feet. If possible, the University would like to have the maximum allowable area developed.