REQUEST FOR QUALIFICATIONS/PROPOSALS
On-Campus Student Housing
University of Hawai‘i-Mānoa

Questions and Responses
(January 13, 2005)

The following list includes questions raised at the informational meeting held on January 5, 2005.

Q: The RFQ/P indicates that the first phase of the project is to be ready for occupancy in Spring 2007. Is this date fixed?

R: Spring 2007 is a goal, but the targeted occupancy date may be shifted to Fall 2007, if necessary.

Q: Is there currently a waiting list for students seeking housing on campus?

R: Yes. There was a waiting list of 1,400 students in Fall 2004 and 250 students for Spring 2005.

Q: Will the University require only renovation or only reconstruction for the student housing projects?

R: No. We are asking the development teams to make their own assessments and will work with the selected development team to determine the best approach.

Q: Will you be providing copies of the sign-in sheets for the January 5, 2005 meeting with the list of participants? As a public agency, it may be best to make the attendance list public as well as to those who would like a record of the event.

R: We understand that a number of participants may be interested in receiving copies of the list. However, we have consulted with our procurement office with respect to whether, as a public agency, we are required to make the sign-up sheets available to all who request a copy. Our procurement office has advised us that, while we are in the midst of a selection process, this information can be kept confidential. We understand your concerns, but have decided not to make copies of the sign-up sheets available to the public.
Q: We are aware that, prior to general dissemination of the RFQ/P, some potential Respondents may have requested to be placed on a list to receive the RFQ/P. Is that list available for general dissemination? If yes, when will it be made available?

R: The list will not be made available.

Q: We have assumed that the offer for submission of questions by January 7, 2005 relates to this stage of the procurement process, i.e. “Statement of Qualifications (SOQ)”, and that should our team be selected as part of the short list of finalists, we will be offered another opportunity to submit more detailed technical questions, should the necessity arise, at that time.

A: This assumption is correct.

Q: Section 3.4.3 (page 11) states that “…from the date of this Request until a final agreement is executed and the selection is announced, Respondents are not permitted to communicate for any reason with any University Representative or consultant except through Jan Yokota.” As you are aware, our firm is engaged in another project for the University. Are we correct in interpreting the above-cited passage as not prohibiting: (1) our firm from communicating with University personnel on that other project; and (2) other potential Respondents from communicating with us on the subject RFQ/Q? If this assumption is incorrect, please provide guidelines as to the University’s preference for how these types of communications should be handled.

R: This statement does not prohibit firms from communicating with University personnel on projects that they are currently undertaking for the University, as long as the communications do not include or involve discussions relating to this RFQ/P process. The statement also does not prohibit potential Respondents from communicating with your firm on the RFQ/P.

Q: Section 3.4.4 (page 12) notes that: “The Evaluation Committee may modify this Request, prior to the date fixed for submission of the SOQs or proposals, by issuance of an addendum or addenda to all parties who have received a copy of this Request.” The RFQ/P is freely available on the internet and may be downloaded without registering or otherwise notifying the University of the downloader’s identity. How will the University assure that all addenda are made available to all parties who have obtained the RFQ/P?

R: The University will issue an addendum to the RFQ/P stating that all future amendments or addenda to the RFQ/P will be available on the Office of Capital Improvements website. If requested in writing, potential respondents can ask that copies of addenda be sent directly to them.
Q: Must the development team make a commitment to an operator in advance of the award? Please advise if the absence of an identified operator in the submittal will hurt the evaluation of our response.

R: As mentioned in the RFQ/P, the University may include management services as part of its development agreement for student housing. The nature and scope of any management services that may be required has not yet been determined. At this point, we are seeking a complete development team that has the potential to fulfill all of the possible requirements for this project.

Q: With 800 new beds on campus, significant additional parking will be needed. Will the Developer team be responsible for providing a solution to this situation? If so, will past experience with parking facilities be criteria for selection?

R: No. Past experience with parking facilities will not be part of the criteria for selection. The RFQ/P requires only that there be adequate parking to meet the needs of residential and housing management staff.

Q: With 800 new beds on campus, significant additional food service capabilities will be needed. Will the Developer team be responsible for providing a solution to this situation? If so, will past experience with Food Service facilities be criteria for selection?

R: No. Past experience with food service facilities will not be part of the criteria for selection and the developer team will not be responsible for providing a solution to this situation.

Q: Will it be required for respondents to show recent projects of similar scope and size that include parking and food service solutions?

R: No.