



State of Rhode Island
Department of Administration / Division of Purchases
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January 24, 2018

RFQ 7577481- Addendum 4

TITLE: "Request for Qualifications (RFQ) and Expressions of Interest for Real Estate Development on the URI Kingston Campus under a Ground Lease"

BID OPENING DATE CHANGE

FROM: 2/8/2017 AT 11:00 AM

TO: 2/22/2018 AT 11:00 AM

Clarifications:

Please note the following:

- 1. All references to a limited 39 year ground lease and restrictions on rental rates are stricken. The final Ground Lease terms will be established in consultation with the prequalified Developers selected by way of this RFQ process.**
- 2. Although the University would like to see a mixed use development, including hospitality and retail, as indicated at the bottom of page 4, respondents may choose to respond with alternative programs for the subject and or adjacent parcels.**

See page 4 of the RFQ which states:

“Respondents may propose alternative uses or site arrangements on or adjacent to the subject site other than those indicated in this RFQ that will successfully serve the University community.”

3. Performance indicators for the primary competitive set (local) is included in the REVPAR market analysis that is attached to the original RFQ as Exhibit A.
4. The University is proposing the transaction as a ground lease containing a development agreement. The University will not participate financially in the project.

Questions and Answers

Q14: Does the University own any current data on graduate student and professor housing trends/demand?

A14: No

Q15: Does the developer need to replace existing parking for current uses unaffiliated with a future hotel?

A15: No

Q16: Are there any protections on the existing structures on the site (University Club, Tucker House, Adams House)?

A16: Not to our knowledge, but the developer is of course responsible for satisfying themselves through due diligence that this site is not subject to protections.

Q17: Is the developer responsible for replacing the existing buildings/programs currently located on the site?

A17: No

Q18: Does access to the church (via Chapel Way) need to be maintained?

A18: To clarify we believe that you are referring to the Catholic Center (Site A) as shown on the aerial photo below. It is the intention of the University to redirect the path of Chapel Way per the

layout shown in Exhibit B, on page 22. Chapel Way traffic must be maintained during all stages of the project.

