

**University of Maryland, College Park
East Campus Redevelopment Initiative**

Questions & Answers: Developer Informational Session 9/14/2006

Note: Notwithstanding any verbal responses provided at the Developer Informational Session on 9/14/2006, the information provided below in writing constitutes the official University response to each question. With the Request For Proposals (“RFP”) having been released on 9/25/2006, all future questions must be submitted in writing to the Procurement Officer, Mr. James Stirling, 2113-R Chesapeake Building, College Park, MD 20742 or via e-mail at jstirlin@umd.edu . Official response will then be furnished via amendment to the RFP.

The following Questions were posed after the conclusion of the general discussion at the Developer Informational Meeting on 9/14/2006:

QUESTION #1: Will there be specific terms to the land lease?

ANSWER #1: *The terms and conditions for the Ground Lease are subject to negotiation with the selected Developer. Requirements for the Ground Lease will be addressed in more detail with the Part B RFP process. It is anticipated that the term of the lease will not exceed seventy (70) years.*

QUESTION #2: Will there be an economic scorecard? If so, how will it be weighted?

ANSWER #2: *Yes. Evaluation factors and the relative weighting are addressed in the RFP.*

QUESTION #3: What are the terms of the separate relocations?

ANSWER #3: *The developer will be responsible for relocation of displaced University offices and functions. The relocation may be on University property or on property purchased by the developer. Property, then, must be owned and not leased.*

QUESTION #4: Is there Washington Suburban Sanitary Commission (WSSC) capacity?

ANSWER #4: *The site is currently served by WSSC water and sewer. However, the Developer is responsible to verify that sufficient capacity exists for the specific improvements to be proposed for the site.*

QUESTION #5: How does the University envision the link to M Square?

ANSWER #5: *The University has no preconceived plan for this and is open to suggestions from Developers.*

QUESTION #6: Are the University owned relocation sites absolutely available for use by Developers? What specific information is available about these sites?

ANSWER #6: *Four possible sites for relocation of University facilities were reviewed at the Developer Informational Session on 9/14/2006. The University will make these parcels available, and will provide more specific information regarding the property conditions and limits for each site. This information will be released at a later date, to finalists invited to submit Part B RFP proposals.*

QUESTION #7: What is the balance of the 260,000 GSF of University facilities on the site, if 80,000 GSF is office?

ANSWER #7: *The remaining space includes maintenance shops, garages, warehouse space, student residences and a mail facility.*

QUESTION #8: Will the deal consist of one ground lease at one time?

ANSWER #8: *The University will consider one or more ground leases in the context of the proposed development strategy and will evaluate the merits of the Developer's Ground lease proposal as a part of the entire proposal.*

QUESTION #9: Is there an amount of undergraduate housing needed to replace old Leonardtown?

ANSWER #9: *Not specifically. Please refer to the Student Housing Marketing Study which is posted on the Project website.*

QUESTION #10: Will all attendees today receive the RFP?

ANSWER #10: *Yes. All will be notified when it is released. The RFP will be posted on the Project website for downloading by interested parties.*

QUESTION #11: Is there a specification for density?

ANSWER #11: *No.*

QUESTION #12: Is Fraternity Row fungible?

ANSWER #12: *No.*

QUESTION #13: Who is responsible for relocation of facilities?

ANSWER #13: *The selected Developer will be responsible for relocating facilities and maintaining operations throughout.*

QUESTION #14: Will the RFP be available from the web site?

ANSWER #14: *Yes. It is posted at the project website: www.eastcampus.umd.edu for downloading by interested parties.*

QUESTION #15: Are we looking for student housing?

ANSWER #15: Graduate student housing is considered highly desirable and suitable to this location. Please refer to the Student Housing Marketing Study posted at the Project website for additional information re: graduate student housing demand.

QUESTION #16: Do you want to see a full disclosure of the development team in the proposal submitted for Part A of the RFP process?

ANSWER #16: In Part A of the RFP, Proposers are required to identify the composition of the Development Team and the Key Personnel to be assigned to the project. See RFP for specific additional requirements.

QUESTION #17: Are you going to distribute a list of today's attendees to everyone?

ANSWER #17: Yes. It will be combined with contact information for all parties having expressed an interest in the project and will be posted on the Project website.

QUESTION #18: Is there PEPCO capacity?

ANSWER #18: The site is currently served by PEPCO. However, the Developer is responsible to verify that sufficient capacity exists for the specific improvements to be proposed for the site.

QUESTION #19: Are there steam lines running under the property?

ANSWER #19: Yes, the University will work with the successful Developer and provide locations when needed.

QUESTION #20: Do we need to submit a formal response to the REOI to be notified when the Request for Proposal is released?

ANSWER #20: All firms who have signed the attendance sheet have been notified regarding the RFP release.

QUESTION #21: What is the format for responses to Part A of the RFP? Will it just be submission of AIA 330?

ANSWER #21: The format is specified in the RFP. We will not require submittal of AIA 330.

QUESTION #22: Will we have to identify the design team in response to Part A of the RFP?

ANSWER #22: See response to #16 above.

QUESTION #23: The time allowed for the submission of Part A is just three weeks after release of the RFP. Do we need to include a Concept Plan with this first submission?

ANSWER #23: A narrative Vision and Concept Statement will be required. See RFP for details.

QUESTION #24: When will Part B of the RFP be released?

ANSWER #24: The Part B RFP is projected for release to finalists from the Part A RFP process on or about November 1, 2006. See RFP for details.

QUESTION #25: Are there a specific number of firms to be short listed? Which firms will be interviewed?

ANSWER #25: There is no set number of firms for the short list. Interviews will be required of the short listed firms.

QUESTION #26: What does the Sector Plan say about building heights - doesn't it call for more of a village environment? What will be the attitude toward higher building heights than currently exist in the area (reference to University View and question as to whether it is fully leased)?

ANSWER #26: The Sector Plan calls for mid and high rise development in this area. DSP process allows flexibility and a comprehensive review process that includes development densities. To the best of our knowledge, University View Apartments is fully leased.

QUESTION #27: What amount of density does UM want for East Campus? (heard references to 1.2 million sf but did not see any references to densities in reference documents)?

ANSWER #27: See response to #11 above.

QUESTION #28: How can we get a copy of the Route 1 Sector Plan?

ANSWER #28: Obtain hardcopy or online from MNCPPC; link is posted on the Project website.

QUESTION #29: What developers are currently working on projects in the area and / or with UM?

ANSWER #29: Manekin, COPT, KSI, Opus East, Capstone, in the immediate area of campus.

QUESTION #30: Will the East Campus be competing for the same office users as the 800,000 sf at the research park?

ANSWER #30: Space at M Square is restricted to research. East Campus will not be; expected to be open to the office market (private and potentially campus).

QUESTION #31: What is the shuttle service situation related to the main campus, East Campus and Metro?

ANSWER #31: We envision that Shuttle UM will include service through the East Campus site. For general information, the following web links provide a comprehensive overview of Shuttle UM service:

<http://www.transportation.umd.edu/pdf/ConnectorNorth.pdf>

<http://www.transportation.umd.edu/pdf/ConnectorSouth.pdf>

<http://www.transportation.umd.edu/pdf/CollegeParkMetro.pdf>

The cost of this service, which will be negotiated with the selected developer, is envisioned to be an operating cost of the project.

Also, the Bi-County Transit Way, connecting Bethesda and New Carrollton, is proposed to run along either the north side of the site or bi-sect the site. The university will work with the selected developer to influence which alignment is best. See the web site for more information on this issue.

QUESTION #32: What do we envision in terms of retail?

ANSWER #32: *We will know more after reviewing the market study but generally anticipate smaller, higher-end businesses, providing a destination for the larger area and amenities for the local community. The market study will be posted on the Project website when released.*

QUESTION #33: Explain the infrastructure situation, are there adequate utilities?

ANSWER #33: *WRT utilities, see response #4, #18 and #19 above. Paint Branch Parkway is considered an underutilized road at present.*

QUESTION #34: Would the University consider issuing tax exempt bonds?

ANSWER #34: *Issuing bonds would need to be considered if it were part of a proposal; it is not something we anticipate at this time.*

QUESTION #35: Are we concerned with office and hotel uses taking away from other places, current and planned? (Will university users be relocated to office space in the research park from campus or other leased space?)

ANSWER #35: *No. The research park is planned for private sector and government research and technology users with a connection to the university; it is not overflow space for the campus. We think there is sufficient unmet demand for a full-service hotel.*

QUESTION #36: The Sector Plan appears to include a lot of design requirements. Who oversees the development review and approval of the project?

ANSWER #36: *The MNCPPC Planning Board approves the site plan proposal for the county. The zoning was established to provide a review process which allows design flexibility within the Sector Plan boundaries.*

QUESTION #37: What is the allowable zoning and density for Campus?

ANSWER #37: *The University has no separate zoning requirements, nor does it report to County or State agencies / organizations on these issues; Developer is free to propose restrictions due to economic or other reasons*

QUESTION #38: With regard to adjacent properties: Who owns the land along Paint Branch Parkway in the City of College Park between Terrapin Trader and the University?

ANSWER #38: *Multiple individual private owners hold these parcels.*

QUESTION #39: With regard to the Engineering Intramural Fields on campus: Does the University require the retention of the Engineering Intramural Fields as part of this project?

ANSWER #39: *The University considers the Engineering Fields as part of the iconic entry to the Campus and therefore plans to retain them as-is; the East District town-center project should provide viable and visual connections to the Campus across US Route 1, encouraging interconnections between the two entities.*

QUESTION #40: Review: Who (state agencies, etc) will review the project?

ANSWER #40: *The University reports to State / Federal agencies (eg: EPA, MDE) but not to County-level agencies; The University has voluntary relationship with Prince George's County and City of College Park.*

QUESTION #41: Who will own the property?

ANSWER #41: *The University will ground-lease the property to the Developer for a limited period of time (not envisioned to exceed 70 years), and ownership of the buildings will revert to the University when the ground-lease terminates.*

QUESTION #42: Retail Uses: What use types are to be included in this project? Are anchor-stores, restaurants, etc acceptable?

ANSWER #42: *The University is trying to develop an urban town-center environment, that will become a destination for the region as well as the City and University. The University is trying to provide much-needed facilities to support our community; we are not interested in "Big Box" stores, but are interested in higher-quality venues as a way to improve the shopping-quality of the area.*

QUESTION #43: Market Studies: Is the market study mentioned at the presentation focused on the University or on the surrounding area (our economic competitors)?

ANSWER #43: *The market study focuses on University demographics, not on evaluations of surrounding communities or regional issues.*

QUESTION #44: Will the University indemnify the Developer for environmental liabilities related to historic landfill use or any other existing conditions?

ANSWER #44: *The University will make all available data and studies for review by the Developer. The University will not indemnify the Developer.*

QUESTION #45: Will the University provide assumptions of environmental parameters for the purpose of estimating environmental liability costs?

ANSWER #45: *The University will provide all available data and studies for review by the Developer. See #44 above.*

QUESTION #46: Will the U.S. Environmental Protection Agency (USEPA) preclude the use of footers for structural support of buildings?

ANSWER #46: *While the University cannot speak for the USEPA, we have not been given indication of any specific restrictions for design, construction methods or health and safety requirements related to east campus redevelopment. In general discussions with the USEPA about their involvement in other sites, examples of precautions used have included over-excavation of buried utility lines and fill with clean material, surface demarcation of locations where solid waste remains in place and use of vapor barriers.*

QUESTION #47: What is the extent and depth of the landfill material?

ANSWER #47: *Previous studies have depicted the limits of the landfill areas and soil boring logs indicate types and depth of the material. The recently commissioned study will provide information on the landfill areas, sampling locations and soil boring logs and will be accessible on the East Campus Redevelopment Initiative web site as soon as it becomes available.*

QUESTION #48: What materials have been found in the landfill?

ANSWER #48: *Based on available information, materials that were disposed of in the landfill primarily consist of steam plant fly ash, construction and demolition debris, land clearing material and other solid wastes.*

QUESTION #49: Will the University provide information on asbestos-containing materials and lead-based paint in the East Campus buildings?

ANSWER #49: *The asbestos-containing materials inventory is available on the East Campus Redevelopment Initiative web site. The lead-based paint inventory is limited to one building and is included with the asbestos information.*

QUESTION #50: Will the University provide a statement of “no further remedial action”?

ANSWER #50: *The landfill areas are governed by a USEPA Resource Conservation and Recovery Act (RCRA) Corrective Action Permit. The permit is expected to be reissued within the next three to four months. The draft permit, prepared by the USEPA and reviewed by the University, does not include any specific remedial actions within the Paint Branch Landfill Areas 1 and 2 or the Metzertott Landfill.*

QUESTION #51: Is there any active groundwater monitoring occurring within the East Campus Redevelopment area?

ANSWER #51: *There is no current groundwater monitoring being required by the USEPA or carried out by the University in the Paint Branch Landfill Areas 1 and 2 or in the Metzertott Landfill.*

QUESTION #52: Are the four potential sites for relocation of east campus facilities undergoing environmental evaluation?

ANSWER #52: *The East Campus location and the Metzertott Landfill location have been studied as a condition of the RCRA Corrective Action Permit. The Wooded Hillock is a historically undeveloped area and Parking Lot 4i is a large paved area. They have not been part of any environmental evaluation.*

QUESTION #53: Short-list: will the University be able to short-list firms through the RFP process?

ANSWER #53: *Yes. See RFP Part A requirements for specifics.*

QUESTION #54: Environmental issues: are there any “show-stoppers” or problems at the site?

ANSWER #54: *As far as we know, there are no major problems environmentally at the site. See response to #44 and #45 above.*

QUESTION #55: What buildings will remain on the site?

ANSWER #55: *The University will retain the Steam Plant, Ritchie Coliseum, and Greek Row housing; Leonardtown (Old and New) is under consideration for replacement, depending on the Developer’s proposals; the oil tanks hold #2 heating fuel serving as a back-up for the natural gas-fired Steam generation system: the tanks may be relocated (but remain convenient to Steam Plant) but not eliminated.*

QUESTION #56: Will the University provide utilities information?

ANSWER #56: *Yes, on the Project website at www.eastcampus.umd.edu.*

QUESTION #57: Stormwater: what are connection implications?

ANSWER #57: *The site is currently served by a storm water management system connected to the Paint Branch. Since most of the site is already impervious, we do not envision a significant change in the impervious area as a result of development. However the developer will have to confirm the adequacy of the storm water management system to serve his planned site improvements. The university will provide utility drawings on its east campus web site to RFP Part A finalists.*

QUESTION #58: Existing buildings from the Master Plan – do they stay where they are?

ANSWER #58: *Most everything is subject to potential relocation/redevelopment. 80,000 sq. ft. of office space presently on the site – phasing is necessary for office and housing. New facilities must be in place prior to demo of existing buildings.*

QUESTION #59: Massing/Height Sector Plan – does the university have recommendations?

ANSWER #59: *No.*

QUESTION #60: Does the university follow the County process of approval? What type of process for zoning?

ANSWER #60: *The University is not subject to zoning. There is a well established process for achieving timely campus approvals which follows the campus structure.*

The university may agree to go through the County process, or alternatively to seek the approvals of various state agencies as appropriate. This decision will be made with the selected developer. In any event, the university will lend its prestige and actively support the developer in achieving necessary approvals.

QUESTION #61: Infrastructure in preliminary planning – who deals with plans – the Developer or the university?

ANSWER #61: *All developer plans would have to take infrastructure into consideration and be incorporated in the proposals.*

QUESTION #62: Bi-county Transitway/Purple Line: When will it be built?

ANSWER #62: *\$20M has been approved for planning for a line from Bethesda to New Carrollton. They are in the process of gathering information from traffic analysis data. At this point, there are six different alternatives. Three involve bus/rapid transit and three a light rail. Two alignments are suggested on East Campus. None have been vetted by the campus. We do want it to come, but don't know when it will happen.*

QUESTION #63: I-95 Connector. When will it be built?

ANSWER #63: *Planning phase has started. Five alternatives, including a parking garage and routes to campus. Alternative 4 involves a route on an existing road through Beltsville Agricultural Research Center. Alternative 5 is a no build option using existing roads coming to campus. Project has not been vetted by the Campus. President Mote is anxious to have it done. We want traffic off Rt. 1.*

QUESTION #64: How can I find out about student Housing?

ANSWER #64: *The student housing market study is on the Project web site.*

QUESTION #65: How will you evaluate proposals in light of competition or overlap with what is already going on on-campus and around campus. Any advice for developers?

ANSWER #65: *The University's goals and the intent for this redevelopment are fully explained in the RFP released on 9/25/06. The focus of the East Campus redevelopment is not intended to conflict with other ongoing initiatives, such as the M-square development. Emphasis for East Campus is on mixed-use development; to bring amenities to faculty, staff, students, visitors and the local community.*

QUESTION #66: Need for space on campus and the research centers. Could imagine finding office space for groups of people in this project to free up space on campus.

ANSWER #66: *There are no plans at present for University offices or academic space.*

QUESTION #77: Will market study deal with each of the proposed uses?

ANSWER #77: *Yes.*

QUESTION #78: Bi-County Transitway – is State Highway involved? Does it have anything to do with the Inner County Connector? When will planning be complete?

ANSWER #78: *Many consultants involved. Nothing to do with the Inner County Connector. Not determined if it's a light rail or bus system. Are doing traffic analyses now. Spring of 2007 planning should be complete, per the current schedule.*

QUESTION #79: How receptive to the Purple Line does the University want to be in proposals – how big a piece should be in proposals?

ANSWER #79: *Include it, we want it to happen. Don't ignore it. No estimates of when construction would start – several years. Will probably be after the East Campus is complete.*

QUESTION #80: When will the town center begin?

ANSWER #80: *Can't come soon enough for the community and the University!*

QUESTION #81: EPA Permitting Issue – PG County permits?

ANSWER #81: *The University is not subject to zoning – we are a State entity. The only permitting we are subject to is EPA and MD Dept. of Environment.*

QUESTION #82: How many beds in Old Leonardtown?

ANSWER#82: *250 beds.*

The following Questions were posed during the general discussion at the Developer Informational Meeting on 9/14/2006:

QUESTION #83: Ms. Kotlas: You mentioned U.S.EPA, so it's United States Environmental Protection Agency?

ANSWER #83: *Yes. United States Environmental Protection Agency is who you would be working with on the corrective action permits, requirements for reviewing designs and health and safety plans and so forth.*

QUESTION #84: Do you have a sense of what proportion of the space that's being relocated will be office?

ANSWER #84: *The approximate number is 60,000 GSF.*

QUESTION #85: With respect to the environmental matters, I assume you've spoken about residential use with EPA and with MD? Because sometimes there are restrictions on residential use in a closed landfill.

ANSWER #85: *We have to some degree. Obviously, this is very preliminary and they understand, I think, that there could be some of that. The only -- so far in the permit, the only thing they're indicating is they don't want the use of shallow groundwater for drinking purposes. We don't know anything more than that.*

QUESTION #86: Mr. Porcari, could you be more precise about the character of the market study that's going to be posted since there are so many uses known and unknown being solicited here?

ANSWER #86: *I'm probably not going to be as precise as you'd like me to be at this point. We are looking at some of the specific demographics of the, as I like to describe, the fifth largest city in Maryland here. Some of the demand for different use types, and in terms of timing, we should have that posted within about two weeks. So the idea is as respondents are preparing RFPs, you have that information to be able to help shape your proposal. I hope that answered it.*

QUESTION #87: I was just wondering what capacity is available in the existing heating and power plant, if any, for this development?

ANSWER #87: *I don't believe that there is any capacity beyond its ability to serve the existing facilities that are there, of course. However, I would not rule out the possibility that the existing facilities could be augmented to respond to the development if that was something that the developer wanted to explore, so I think that an independent solution or an augmentation is a possibility.*

**END OF QUESTIONS AND ANSWERS
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