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**Addendum No. 2  
June 29, 2010**

**SOLICITATION FOR STUDENT HOUSING SERVING  
THREE CUNY COLLEGES LOCATED IN MANHATTAN  
Project No. CITYW-CUCF-03-10**

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This Addendum is issued for the purpose of conveying the below listed Questions and Answers in response to the questions that were e-mailed to the CUNY Contracts Department. Consistent with Section 2. "General Conditions" of the Solicitation, all information provided herein is made in good faith for information purposes only and does not in and of itself change the Solicitation. Changes to the Solicitation may only be made by formal amendment, if and when required.

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Contact: Michael Feeney, [DDCM.ContractsDept@mail.cuny.edu](mailto:DDCM.ContractsDept@mail.cuny.edu)

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By signing in the space provided below, the Responder acknowledges receipt of this Addendum. This Addendum must be signed by the Responder and submitted with the Response.

\_\_\_\_\_  
Name of Responder

\_\_\_\_\_  
Name of Authorized Responder Representative      Title      Signature      Date

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**The following Questions and Answers pertain to Project No. CITYW-CUCF-03-10, Solicitation for Student Housing Serving Three CUNY Colleges Located in Manhattan.**

1. Is new construction allowed under this RFP?

New construction is not precluded. An existing building is preferred.

2. Is there a preference for Manhattan?

No. As stated in the Solicitation CUNY is seeking a convenient site location accessible to public transportation.

3. Is there a preferred project delivery schedule?

The shortest delivery schedule is preferred.

4. Are there more defined terms for the evaluation criteria?

No.

5. Is there a definition for a qualified development partner?

No.

6. Is there specific criteria for comparable development project experience?

No.

7. Is there a time line for CUCF to make a decision and to finalize a contract with the selected Responder/Developer?

No.

8. Is there a preferred structure purchase or lease?

No.

9. If purchase, who will purchase and when. Purchase option? Joint venture (to access DASNY financing?)?

We anticipate the details of the financing structure will be addressed during the negotiation process. Responses should include the Responder's proposed transaction and financing structure.

10. If a lease who is the lease with, the individual schools or some other CUNY entity? What is the credit rating for this entity?

We anticipate the details of the financing structure will be addressed during the negotiation process. Responses should include the Responder's proposed transaction and financing structure.

11. Will there be a master lease throughout the term, a lease-up guaranty, marketing agreement?

The above are possible scenarios. We anticipate that the details of the financing structure will be addressed during the negotiation process.

12. If a lease what is the maximum term CUNY will consider? What is the preferred term?

There is no preferred term.

13. Is a "public benefit corporation" a non-profit/501c3?

No.

14. Are there rights to sell or assign the Responders position?

We anticipate that the details of the structure will be addressed during the negotiation process.

15. Are there preconditions to an assignment right or sale, i.e. completion and occupancy?

We anticipate that the details of the structure will be addressed during the negotiation process.

16. Is the MBE and/or WBE participation a goal or a requirements?

MBE/WBE participation is a goal, subject to Appendix D of the Solicitation.

17. Should the proposed program include all FF&E to make a fully operational dormitory?

Yes.

18. Is there any preference to maintain a unique identity for each school or would all school populations be mixed?

The Solicitation does not state a preference.

19. What level of involvement does CUNY have in the operation of the two above referenced facilities?

There is a partnership between the Colleges and management.

20. Is a food service program required?

No.

21. How many students does CUNY currently house in dormitories for these three schools?

There are 675 beds in Hunter College's current dorm. On average, 50 John Jay students rent in the Towers at City College.

22. Is there a summer rental program and what is the expected bed demand?

Yes, there is limited demand.

23. Is there a preference for management contract terms?

No.

24. Would CUNY share facilities with other schools? Would CUNY share common amenities with other schools but have its own residence hall?

Yes.

25. What is the anticipated student density per room. What is the room type preference, if any?

Please review the market study attached to the Solicitation (Attachment E) for suggested room types.

26. Are there labor requirements for the management of the building post-construction?

CUNY will not manage the building post-construction.

27. What are the common area, back-of-house, security, and staff programming requirements?

These requirements should be consistent with common practice in comparable facilities.

28. What basic level of service is to be provided (kitchenettes, A/C, etc.)?

Please review the market study attached to the Solicitation (Attachment E) for room layouts. In addition, please refer to the websites of our existing student housing facilities for commonly provided services.

29. What amenities are not allowed (ie. roof deck)?

None.

30. Is there a need for faculty units?

Not at this time.

31. Would CUCF be open to a proposal in which a Respondent acquired an existing conventional apartment building and transitioned the property over a period of several years into housing dedicated to CUNY students (i.e. as current leases turned over) or alternatively, does CUCF require that the property accommodate students exclusively from the onset?

The Solicitation does not require exclusivity.

32. I also assume that the developer has to provide the site (both the Summit and CCNY Towers appear to be built on CUNY land). Is this also correct?

Yes.

33. I assume from reading the solicitation that CUCF is seeking "...a development partner to **develop** and manage..." not "**renovate**". Am I correct?

See Responses to Questions 1 and 5, above.

34. Is CUCF ratable credit?

This question is unclear.