

## UCONN AVERY POINT HOUSING RFEI QUESTIONS

JULY 2024

NO.	QUESTION	ANSWER
1	The RFEI notes that the initial master lease term may not exceed 15-20 years. Would the University entertain proposals that allow for the master lease to be extended (at UConn's discretion) for some incremental period after completion (as long as the remaining master lease term does not exceed 15-20 years at any one point in time)?	The University is willing to consider renewal options that would extend the lease term beyond the initial 15-20 year lease term.
2	Would the University consider providing other forms of financial support after conclusion of the initial 15-20yr master lease term (as potentially required by tax-exempt bond financing)?	The University would be willing to consider alternative forms of support within its means.
3	Could the University elaborate on 2.2.4 regarding tax-exempt status applicable to only UConn-owned property? Is the understanding that the project would be taxable, even if the improvements are owned by a separate tax-exempt entity (with UConn itself retaining ownership of the ground)?	The University's automatic tax exempt status from municipal property taxes is only applicable to University-owned property and is not applicable to leased property. Other non-profit entities may be tax exempt, but each respondent should explore the tax implications of their submission with their tax consultant. When possible, the University is willing to consider transactional structures that reduce tax liability.

4	In the event of a budget shortfall, would the University be willing to self-finance any common use portions of the residence hall project (e.g., congregational space, study/gathering rooms, etc.)?	The University's preference is not to provide any capital infusion into the property, however the respondent should outline any requirements necessary to make the project financially viable.
5	Is the University willing to host brief market sounding/info calls with respondents prior to the 8/8 proposal deadline?	To maintain confidentiality for the respondents and their ideas, and to maintain integrity in the process, the University generally reviews initial proposals prior to meeting with respondents.
6	The link to the Ethics Forms does not work. The link to the Ethics Forms does not work. While searching the State of CT OPM website we were able to find the link to each form, but the requested forms seem to have been rescinded. Please confirm if the following link to the forms is correct and if the forms still apply and whether or not they need to be filled out since a contract has not yet been awarded:	Several of the OPM forms referenced in the RFEI have been rescinded and are no longer required. The only OPM form still required is Form 1, which is the Campaign Contribution Certification. The OPM Form 1 can be found on the Office of Policy and Management's website at: <a href="https://portal.ct.gov/opm/fin-psa/forms/ethics-forms#Form">https://portal.ct.gov/opm/fin-psa/forms/ethics-forms#Form</a> .