August 7, 2014

TO:       All Firms that participated in the Pre-Proposal Conference

FROM:  Linda Seavey, Housing RFP Contact
        UVM Director of Campus Planning Services

SUBJECT: Follow-Up to UVM Response to Developers Questions (7/18/14)

Housing RFP: Development, Property Management Services, and Private-Public Partnership Financing Plan for On-Campus First-Year Student Housing & Dining

The University has published a RFP Addendum (8/4/14) and has distributed it directly to all developers that attended the Pre-Proposal Conference. It is also posted on the University’s housing RFP website (http://www.uvm.edu/~plan/?Page=first_year_housing_rfp.html).

Additional Follow-Up to Developer Questions/University Answers

Since the distribution of the University responses to the developer questions (distributed 7/18/14), the University has some of the additional information that was not available earlier. The following represents only those developer questions that the University has further information to share. The Developer question is in **bold** and the University of Vermont response is in *italics.*

Q1. Two Questions regarding the roadway on the north side of the proposed cooling tower enclosure:

   Q1.a. Please confirm the north-south dimension of the enclosure. We heard 30 feet in the walk-through, but the enclosure scales closer to 50 feet on the drawings from the RFP.
   
   A1.a. As described, these two projects are in the preliminary stages of planning and the University does not expect to have site plans to share with developers. Assume the assumptions that have been stated throughout this RFP process.

Q10. Multiple questions regarding connection fees, annual utilization fees, etc. were posed as follows:

   Q10.a. What are the connection and use fees for the various campus utilities (stormwater, steam, chilled water, and communications)?
A10. The following table has been updated with new steam/chilled water projected annual costs per GSF. The 2015 estimated costs for campus utilities are as follows:

<table>
<thead>
<tr>
<th>Utility</th>
<th>Connection Fee*</th>
<th>Annual Operating Cost*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stormwater **</td>
<td>$19,700/acre of impervious in site limits</td>
<td>$932.81/acre of impervious in site limits</td>
</tr>
<tr>
<td>Steam/Chilled Water</td>
<td>One-Time cost of $1.4M plus $2,000/LF to connect from MH-N8 manhole***</td>
<td><strong>NEW: For purposes of projections, assume $2.00/gross square foot.</strong></td>
</tr>
<tr>
<td>Communications</td>
<td>No specific connection fee. However, the developer is responsible for the installation and cost of the physical layer infrastructure. The developer is expected to follow UVM’s current infrastructure standards that include specified materials.</td>
<td>UVM has not updated the current rate structure. For purposes of projections, FY15 rate is $27.10/room/month.</td>
</tr>
</tbody>
</table>

*Represents estimated 2015 costs. These do not include any City and State fees for these utilities. For projection and pro-forma purposes, assume 3% annual increases.

**As noted in the RFP, Section 2.1.1.4 Required Resources, that “any new project in this watershed, including this Project, will be required to provide an additional 20% sediment offset in the watershed.” For purposes of your planning, the 20% sediment offset cost is estimated at $15,000/impervious acre of the proposed site plan.

***The Developer will be responsible for the physical connection to the steam and chilled water pipes from the Project to Manhole #N8 (MH-N8) at $2,000/linear foot to cover the University’s installation cost.

NOTE: UVM is working with the City of Burlington to resolve a sanitary issue in this area of the campus. Please do not contact the City to discuss this issue. The University will keep the developers apprised if needed for their planning purposes.

Q10.b. We anticipate that this project will connect to the UVM primary telecommunications (fiber optic) grid, at the developer’s cost. We also anticipate that, once connected, use of the primary telecommunications infrastructure for UVM students and staff will be at no ongoing cost to the developer. Please confirm.

A10.b. Yes, it will be the developer cost to connect to the UVM telecommunications grid. As stated above, the University has not updated the current rate structure. For your planning purposes, use the FY15 rate charged to Residential Life ($27.10/room/month).
Q11. **Will UVM provide nearby soil borings logs and/or geotechnical reports to all prospective developers?**

_A11._ UVM has the preliminary soil boring data and geotechnical report for UVM’s STEM Project (attached). The final geotechnical report is not yet available. And has stated earlier, UVM is in the preliminary stages of planning the Central Heating Plant Expansion and Cooling Towers and there are no soil boring logs and/or geotechnical reports to share at this time.

Q15. **Does UVM have any acoustical information regarding the adjacent cooling tower installations(s)?**

_A15._ An acoustic survey of the existing conditions of the area surrounding the Cook Physical Science Building has been performed as part of the STEM Project and is now available (attached). NOTE: The existing conditions of the acoustical survey do not represent the future conditions that will exist with the housing project. That is, Cook Physical Science Building that will be removed, a new STEM Facility will be constructed along with the new cooling tower installations.

**Attachments:**
- UVM STEM Project Soil Boring Logs
- UVM STEM Project Acoustical Report

**Not Available:**
- UVM Central Heating Plant Expansion and New Cooling Towers Site Plans
- UVM STEM Project Final Geotechnical Report
- UVM Central Heating Plant Expansion and New Cooling Towers Soil Boring Logs and Geotechnical Reports

**END OF ADDITIONAL FOLLOW-UP QUESTIONS**