ADDENDUM #1 & ACKNOWLEDGEMENT

To: All Vendors
Date: November 16, 2018

Changes to Specifications

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<th>#</th>
<th>Item</th>
<th>Description</th>
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<tbody>
<tr>
<td>1</td>
<td>Questions &amp; Answers</td>
<td>Questions &amp; Answers have been posted as part of this Addendum.</td>
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The information contained herein revises, supplements and/or supersedes the specific parts of the documents referred to and shall be attached to and become part of those documents as if originally forming a part thereof. Except herein as modified, all other provisions of the documents shall remain in full force and, unless otherwise described in this Addendum, shall comply with the requirements originally specified. All other conditions of this IFB will remain in effect.

- Office of Contracting & Procurement website: [https://sites.rowan.edu/procurement/bids/index.html](https://sites.rowan.edu/procurement/bids/index.html)
- Please direct any questions to bids@rowan.edu

ADDENDUM # & ACKNOWLEDGEMENT
(This acknowledgement is required with bid submission)

I acknowledge that I have received and reviewed this Addendum.

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<th>Company Name (please print)</th>
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This acknowledgement is required with bid submission.
**Questions & Answers**

1 - **Question & Answer**
Could you please confirm if the university has appointed legal, financial and technical advisors to provide support in the procurement of developers to design, build, finance, operate and maintain student residential facilities?

No. Each developer will be responsible for the hiring of their own advisors/consultants referenced above.

2 - **Question & Answer**
I see on the 2nd page of the RFQ that there is no reference that there is a pre-proposal meeting and a site tour. Will you provide a pre-submission meeting or conference call and a site tour?

There will be no pre-proposal meeting.

3 - **Question & Answer**
In the RFQ, I did not see any mention of the evaluation relating to the inclusion of Black and Minority people in the team makeup or that having a certain percentage of Black and MBE firms is a requirement. What are the goals for the proposers as it relates to having Black and MBE firms on the team as well as the employment goals during construction and post construction? Who is on the selection committee? Will there be a Black representative on the selection committee?

Rowan always seeks to bolster the inclusion of minority, women and small businesses. To that end, those requirements will be sought more specifically in the RFP. If specifics are known by the proposed Developer at this stage, please include.

4 - **Question & Answer**
“All Proposers shall have developed and constructed a minimum of four Housing projects in the last ten (10) years of the same or similar scope and size as the type contemplated herein. Any Architect, Construction Manager and/or Contractor shall be required to have performed a minimum of four (4) Housing projects in the last ten (10) years of the same or similar scope and size as the type contemplated herein.”

Can the (4) representative projects include both on-campus student housing and/or off campus apartments, market rate housing, high rise, or similar multi-family “housing” or mixed-use projects that are primarily housing focused?

As stated, please provide examples and references of similar housing projects.
5 - Question & Answer

Which RFQ document should we be referring to for submission requirements and guidelines? The one labeled “Document-10.25.18” or “Scope-of-Services-10.25.18.”

What is the correct order and title of tabs for the proposal submission format?

Both documents shall be taken into consideration regarding submission requirements. In the case of the correct order for the title and tabs, the following organization should be utilized:

Cover Page
Cover Letter
Executive Summary
Table of Contents
   1) Acknowledgements
   2) Team Profile
   3) Relevant Experience
   4) Resumes of Key Personnel
   5) Required Procurement Documents

Reminder: Submissions shall be limited to 75 pages (excluding the Required Procurement Documents)

6 - Question & Answer

For the requirement of having 4 similar “housing” projects, is it permissible to combine student housing projects on/off campus together with non-university owned or affiliated multi-family market housing or similar mixed-use multi-family residential projects?

Rowan has asked for similar housing projects. Each prospective Developer must provide what it feels is the best representative of “similar” housing projects it has completed.

7 - Question & Answer

Does the project require union labor?

Yes.
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<th>8 - Question &amp; Answer</th>
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<td>Will Rowan sign a ground lease with the Sponsor and lease back the building after completion? Who will do the property management?</td>
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This will be determined. The best project structure will be determined through process of the procurement of a P3.

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<th>9 - Question &amp; Answer</th>
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<td>Will Rowan work with the Sponsor to get construction loan if construction lender requires the land to be pledged?</td>
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Rowan is open to this, but it will depend on the specific nature of the Project and the P3.

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<td>One of the documents describes the RFQ requirements in much greater detail than the other. Are we required to provide this level of information in our response?</td>
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Both documents are designed to work in harmony in order to provide information to proposers and to garner the best possible submissions for the University. It may be the case that they contain varying levels of detail regarding different information, however, the requirements of both shall be fulfilled in the RFQ response.

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<td>One of the documents (2.4 Operations and Maintenance Goals) references an exhibit containing a description of tasks and level of service expected. Can you provide this exhibit?</td>
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The exhibit was referenced in error.

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<th>12- Question &amp; Answer</th>
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<td>Is Developer’s execution of the Proposal page contained in the RFQ sufficient to be in compliance with the requirements of Tab 1: Acknowledgments under the Scope of Services document (requiring that Developer submit a signature page acknowledging receipt, review and understanding of RFQ)?</td>
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Yes.
13 - Question & Answer

The RFQ requests income statement, balance sheet, and three years statement of cash flows for the prime development firm. As a large public company, our audited financial statements are lengthy (140+ pages). Would directing you to our website to our published financial statements suffice?

Provided all the information sought is available through the link, yes.

If you submitted questions to bids@rowan.edu by the due date indicated in the bid document, but they were not received and answered here, please contact:

Robert Yufer
Office of Contracting & Procurement
Yufer@rowan.edu
856.256.4196