



October 24, 2012

ADDENDUM #2

REQUEST FOR QUALIFICATIONS NUMBER: 091301

DEVELOPMENT OF THE UNIVERSITY ATHLETICS FACILITIES DISTRICT-TEMPE CAMPUS

As a follow up to the Pre-Proposal Conference held on October 9, 2012, the University is issuing information contained in items 1 through 10 below, to address questions raised and to provide further clarification to the offering:

1. The University understands that the District is a long term development project and opportunity. Our economic objective is to create revenue to facilitate the development of a new football stadium and other University related athletic facilities. Priority will be given to realistic business models that foster more immediate development in meeting this objective.
2. Due to the large-scale nature of this development offering, the University understands that the size and scale may be too large for a single developer, or that there may be specific interest in a more focused area. So that we might fairly qualify the responses to the RFQ, we would request that you identify your interest in being the Master Developer of the entire District or if your interest is in a specific parcel or parcels.
3. The University expects to enter into a Development Agreement with the selected Developer(s) that will create a mutually acceptable approach to planning, design, and lease terms that will clearly outline the process and facilitate timely development.
4. As indicated in the pre-proposal conference, the University intends to convey the property via long-term leases. The timing and approach to leasing will be subject to negotiation. As part of the Business Plan submittal, we would welcome your ideas and thoughts on a mutually agreeable approach to achieving timely development.

5. While incorporating sustainable practices into the District is a desired outcome, the extent and cost of such sustainable elements will be addressed through the planning and feasibility work of the selected Developer.
6. There is a unique zoning category for University property identified as “Mixed Use-Educational” (MU-ED). Attached for your information is an excerpt from the Tempe Zoning Ordinance outlining uses and criteria within this zoning category. The MU-ED designation has its own review entity, the Joint Review Committee (JRC), comprised of both community and University members, which will review and approve development within the MU-ED district. City ordinances regarding setbacks and height restrictions generally do not apply to the MU-ED zoning designation.
7. The area in which the district is located has been designed for significant density. Through the planning process, the University, City and Developer will work together to ensure that adequate infrastructure is developed, utilizing the tools available to the parties to fund and construct.
8. We value the creative ideas submitted as part of the Business Plan component of your proposal. Since the Public Records Act is applicable to the University, our records are subject to public disclosure; however, your proprietary information will be protected to the full extent permitted by law.
9. As indicated in the RFQ, the University may be interested in participating in certain types of facilities developed within the District over time. The decision to participate through leasing or other forms of participation will be at the sole discretion of the University on a case-by-case basis.
10. **Exhibit A - Mixed Use Educational (MU-Ed) Zoning.** Only properties owned by a *public university* may utilize the MU-Ed zoning district and the Joint Review Committee processing. In the event MU-Ed zoned land ownership is transferred by the *public university* to another entity that is not a *public university*, either the *public university* or the new entity shall apply to the city for the appropriate zoning classification. In no event shall the MU-Ed criteria, standards, or process be available to an entity other than a public university. However, if MU-Ed zoned land is leased to an entity that is not a Public university, Improvements on such land shall be subject to the MU-Ed Zoning District regulations and process.

The Tables from the City of Tempe Zoning Ordinance relating to permitted uses and restrictions is available in the following Word Document:

Exhibit A-Mixed Use Educational (MU-Ed) Zoning.docx

Please note the following clarifications, changes and responses to questions received on the above referenced Request for Qualification:

11. Is there a plan holder's list for this particular RFQ that others may obtain so they may explore potential teaming opportunities? Does ASU collect information of interested parties and have the information available for others to review. **There is no plan holder's list. The Excel documents referenced below contain a list of firms who received the original RFQ solicitation and a list of people who attended the pre-proposal conference on October 9, 2012.**

RFQ 091301 Distribution List-Updated.xlsx

RFQ 091301 Pre Proposal Conference Attendees.xlsx

12. Section C of the RFQ page 13 states, "Company marketing material should not be included." Please clarify. Are corporate logos classified as marketing material? **Corporate logos are not marketing material and may be included.**

13. What constitutes marketing material when identifying previous experience? **Marketing material is normally produced by an advertising or marketing function. Factual data to support your capability, experience and financial capacity will not be considered marketing material.**

14. Are the respondents authorized to use any Arizona State University logo's/branding in the submittal? **While we do not intend to provide any express authorization in connection with the RFQ process, reasonable use of the University's marks for the purpose of responding to the RFQ is acceptable.**

15. Can our submittals be printed double sided? If so, is each side considered a page or is a sheet considered a page? **You may submit double-sided pages, but we will count each printed side toward the fifty page limit.**

16. If separations tabs are used between sections of the submittal for organizational purposes, are they considered a page? **We do not count tabs or other separation pages toward the fifty page limit.**