

## **Section II “Statement of Purpose”**

**Inquiry:** Is the projected need for up to 650,000 square feet of office and research space a consideration of this RFP?

**Response:** It is the Requester’s intention that the need for office and research space be considered and addressed in the response to the RFP. The Requester believes that the needed office and research space is integral to the desired mixed use aspect of the University Commons Project, and projects that up to 650,000 square feet will be needed for this purpose. However, the ultimate square footage of office and research space is conditioned on market demand. Therefore, the response to the RFP should include a proposal of whatever amount of office and research space that the Responder believes the market will support.

## **Section III**

**Inquiry:** Is it Requester’s intention that the University will not transfer fee simple land title an absolute, or is there potential for waiving that in the case of for-sale residential property?

**Response:** The intention, as reflected in Section III, is that land title will not be transferred, but that a long term land lease will be utilized. Proposer is encouraged to put forward any creative ideas regarding the inclusion of for-sale residential units in the development; including any ideas that incorporate the transfer of fee simple land title. However, it is the University’s position at this time, that it is very unlikely that it will transfer fee simple title to any portion of the University Commons property.