

AHEC Request for Proposal-#AHEC-09150

Amendment #1

February 16, 2009

Metropolitan State College of Denver Request for Proposal Hotel Learning Center

This serves as Addendum #1 to the Metropolitan State College Request for Proposal for Developer/Financing/Architectural/Contractor/Engineering/Hotel Flag/Management Consulting Services released on December 19, 2008. This addendum has been attached to the original RFP in response to questions raised at the pre-submittal meeting regarding ownership and financing. To accommodate this addendum, please review Section B below regarding a change in the submittal date.

I. Ownership

- A. While the land will remain under state ownership pursuant to a ground lease with the Auraria Higher Education Center, the College realizes that the ownership structure of the building itself may impact the financing options available to complete this project. Therefore we have added this addendum and are asking that as part of the Request for Proposal submittals, teams discuss the following ownership scenarios. Please add your response to the below scenarios and questions provided in this addendum under "II. Submittal Requirements" and after section "D. Project Approach".
- Metro State is currently considering two possible ownership scenarios for the Hotel and Hotel Learning Center – (1) Developer owns the building and leases the Learning Center to the College and (2) The Metro State Foundation owns the building, finances and manages the HLC, and partners with the developer/hotel flag to construct the project and manage the hotel and conference space. Please provide a response for each of these scenarios and describe the pros and cons, both for your team and for the College.
 - If there is another ownership structure that your team prefers or recommends, please provide and describe that as an alternative option. Please be as specific as possible, and if you are currently involved in this type of structure, describe the project (type, location and other pertinent details).
 - Does either ownership option preclude you from being able to complete this project with the College?
- B. To allow more time in answering this addendum, the Request for Proposal due date has been extended from February 20th, 2009 at 1pm to March 27th, 2009, at 1pm MST. The contact information and submittal requirements are the same as stated in the original RFP.