

Questions from the January 23, 2009 Pre Submittal Meeting for Hotel

Updated as of February 16, 2009

Additions & Updates will be made periodically to this list as more information is made available

1. Will the hotel be required to be LEED certified and at what level?

A: The state of Colorado requires any facility that is constructed in whole or in part with state funds or with funds guaranteed or insured by a state agency, to be built to LEED Gold status. The Hotel Learning Center project will not be financed through any type of state funding; however Metropolitan State College of Denver has signed the American College and University's President's Climate Commitment, which requires all new campus construction to be built at least the U.S. Green Building Council's LEED Silver standard or equivalent.

2. A feasibility study is referenced; can we have access to that study?

A: The full feasibility study is posted on the Hotel Learning Center (HLC) website at

http://www.mscd.edu/hmt/assets/documents/HLC_case_statement_FINAL.pdf

3. Can you be more specific on when the feasibility study will be available?

A: While not available at the January 23rd meeting, the feasibility study was posted online January 26th.

4. Will this project be permitted through the City of the State?

A: We will work with City of Denver on permitting issues. While the HLC is intended to be a state building, we anticipate it will follow City of Denver codes (state of Colorado codes must also be checked, and when there is a conflict, the state code will supersede the city code).

5. Do you have an idea of how many teams you will short list?

A: We have not set a limit to the number of teams that will be short listed, but in fairness to applicants we anticipate the list may not be longer than ten teams. For the first Request for Proposals, it is important that teams have experience in building hotels, however we will also evaluate public/private partnership experience.

6. What is the composition of the selection committee?

A: The committee is represented by different constituents from the campus and the state including representatives from Metro State's Administration & Finance department; Hospitality, Tourism & Events (HTE) faculty; Auraria Higher Education Center and Metro State campus planners ; a member of the Metro State Board of Trustees; and the asset manager for Colorado's real estate program.

7. How will parking be provided for the hotel?

A: We will be looking to the teams to provide for creative parking solutions in the Phase II Request for Proposals. The selection committee does not have a preconceived idea of how much parking the hotel may wish to offer, but the Auraria Campus and Metro State are willing to explore a partnership with the hotel as long as academic parking is not affected. This may include a valet service or a new parking structure. A preliminary study was completed in 2008, which tried to estimate how much parking the hotel may need. That study is listed on the HLC website. The memo is called "Parking Options 2-9-09.doc".

8. Was parking included in the cost estimate for the hotel in the program plan?

A: Parking was not included in the program plan.

9. Has there been a determination made on how the ground lease will be determined?

A: Metro State and the Auraria Higher Education Center are working with the Metro State Foundation and the State of Colorado to explore the best options for a ground lease. We will have many of these questions addressed in the release of the second Request for Proposal as ownership can affect bonding, zoning, and building codes.

To assist us through this process, the College has hired a financial advisor and is pursuing the services of bond counsel. Metro State wishes to explore all options and looks to the teams to offer proposals in their submittals. The selection committee has agreed to add a section to the existing RFP asking teams to provide their professional opinions on different ownership options. This addendum to the RFP will be added under "Section II Submittal Requirements", subheading "D. Project Approach". **Due to this addendum to the RFP, the submittal due date has changed from February 20th, 2009 to March 27th, 2009 at 1pm.** The addendum to "Project Approach" will be added to the RFP no later than 5pm MST on February 16th, 2009.

10. How will Metro State pay for the Learning Center component of the HLC?

A: The Metro State Division of Institutional Advancement has initiated a capital campaign to raise necessary funds to cover the costs of the HLC portion. The campaign is in its planning stages, with the internationally respected firm of the Miller Group Worldwide, LLC. contracted to act as a consultant for this phase. Institutional Advancement and HTE are exploring all possible funding options.

11. Since a developer will build the hotel and this will have shared space within it, will the building be condominiumized so the hotel has control over its piece?

A: Condominiumizing the building is one option currently under consideration, but it has not been determined that will be the only option. There are many scenarios we are willing to consider that serve the best interest of the developer and the College.

12. The documents seem to refer to the design of an Aloft hotel, are you fixed on one brand?

A: The HTE department is not set on any brand and is open to independents as well. The desire of the HTE program is to have a select-service hotel with conference facilities.

13. Who will control the meeting space within the hotel?

A: It is Metro State's intent to have lead control over the learning center facilities, and that the hotel has lead control over the hotel facilities. It is our hope that although the hotel may control the conference facilities, Metro State can work in collaboration with the hotel in the scheduling. Metro State is in need of more conference space and sees a great opportunity to partner with the hotel for hosting regional and national academic conferences.

14. What will be the term of the ground lease?

A: The terms of the ground lease are to be negotiated between the developer and the state. It is the desire of the College that a lease option can be found that will make the project viable for Metro State, the Auraria Higher Education Center, and the developer.

15. The budget numbers shown in the slides are different than the numbers in the RFP. Which is correct?

A: **The budget numbers shown in the slides were incorrect and based on the first draft of the program plan.** We apologize for the confusion. The numbers in the program plan and the RFP are more accurate. The original program plan's anticipated budget was \$34,331,824. After the program plan was initially written, Metro State discussed the cost of site utilities with Auraria in greater detail. There are some unknowns for that cost at this time, but Auraria has hired a firm to develop a master plan for the utilities infrastructure, so we will have a better idea of the costs

related area proposed for the hotel. The current cost reflects our best estimate for what it may cost to provide utilities to the hotel from the current campus infrastructure.

16. What happens if Metro State does not raise the funds for the learning center or those costs increase?

A: Metro State is fully committed to raising the funds necessary to build the learning center and has set this project as one of the highest priorities of the College's capital campaign. The College recognizes that project costs may exceed current projections, and has taken this possibility into consideration when setting fundraising goals for the campaign. Bonding may be considered for covering the costs for the HLC.

17. What about utilities?

A: The hotel operator/developer will be responsible for both moving any utilities and providing connections to necessary utilities (in coordination with the Auraria Higher Education Center). These costs were also mentioned in question #15. The site does not currently have "ready to go" utilities in the site location for the hotel. In past construction projects on the Auraria Campus, every project incurred the cost of providing utilities to the site.

18. Is the state willing to subordinate the lease?

A: Metro State is currently in conversations with the state, as well as the Auraria Higher Education Center, on the possibilities of subordinating the lease. This option could be dependent upon the ownership of the building. As we continue our discussions with the state and bond council, we will have more information on these possibilities with the release of the second Request for Proposal.