

ATTACHMENT C - RESPONDENT QUESTION TEMPLATE

Idaho State University - Request For Qualifications #20260112

Question	RFQ Section	RFQ Page	Response
1. Can you provide a breakdown of health-related degrees awarded by the program on the Pocatello campus for the past 5 years?	General		Please see Exhibit A – Pocatello Health Degrees.
2. Will ISU agree to fully backstop all pre-development costs from selection through financial close in the event there is a termination?	Section V	Page 14	The termination provisions for the pre-development period will be negotiated in the PDA. ISU may agree to reimburse its developer partner for eligible pre-development costs under specific termination circumstances, such as the University's termination for convenience, but ISU cannot commit to backstopping all pre-development costs under all termination scenarios, especially those scenarios under which the PDA is terminated at the election of the developer.
3. Can you provide a new link, as this one does not appear to be working: https://www.isu.edu/purchasing/forms--resources/vendor-resources/solicitation-process/solicitation-opportunities/	II.C.4	4	https://www.isu.edu/purchasing/forms--resources/vendor-resources/solicitation-process/solicitation-opportunities/
4. Can you provide a new link, as this one does not appear to be working: https://www.isu.edu/financeadmin/departments/financial-reporting/forms--resources/financial-statements/	III.D. Financial Position	9	https://www.isu.edu/financeadmin/departments/financial-reporting/forms--resources/financial-statements/
5. Does the Cover Page, Table of Contents, Page Breaks and Appendices count towards the 30-page count limit?	V	13	No, these pages do not count in the 30-page limit.
6. Would the University consider an increased project scale based on a formal market demand study?	General		Yes, the University would be open to increasing the scale of the project.
7. Would the University consider retiring dated existing residential buildings to provide for increased project scale?	General		The University cannot commit to retiring existing residential buildings at this time. The Campus Master Plan does contemplate the eventual demolition of some ISU residential facilities, so the University may elect to demolish certain facilities as part of the execution of the CMP.
8. Does the state provide additional subsidy to ISU for housing? Does ISU have plans to contribute equity to bridge any gaps in underwriting?	General		At this time, ISU is not anticipating a direct equity contribution to the project or an additional operating subsidy from the state.

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9. Is there a limit to the submission length?			Please see the RFQ page 13; “limit the length of items #1-5 to no more than a total of 30 pages (the front and back of a page are considered two pages; tabs are not included in the page limit).”
10. Does Idaho State University currently own any other P3 assets			No, ISU does not currently have any other P3 assets.
11. What off-site parking could be made available?			ISU does not intend to make any off-site parking available for this project. ISU intends to have all parking that services the project provided on site.
12. Can campus shuttle tie into this property?			The current campus shuttle is operated by another public entity, Pocatello Regional Transit. Currently that location is not part of the complimentary ride zone on the PRT shuttle. ISU is open to having additional conversations with PRT and a private developer on the feasibility of integration with the campus shuttle route. Ultimately the decision to integrate with the shuttle route will be made by Pocatello Regional Transit.
13. Can the school provide any guarantees on balance sheet?			The University has a strong preference to not provide any guarantees on balance sheet. That being said, RFQ Sec. V.5. (Respondent Input) asks respondents to identify any conditions precedent (e.g. agreement length, University support, etc.) to making an equity investment in the Project. As part of their response to this section, respondents are not prohibited from identifying guarantees on balance sheet as conditions precedent.
14. Will the school consider a master lease?			The University has a strong preference to not master lease beds in the project. That being said, RFQ Sec. V.5. (Respondent Input) asks respondents to identify any conditions precedent (e.g. agreement length, University support, etc.) to making an equity investment in the Project. As part of their response to this section, respondents are not prohibited from identifying a master lease of any term length as a condition precedent.
15. Are there any student population groups that are required to live on campus? Freshmen, international, honors, sports, other? If so, would they consider expanding to assist with lease-up? If not, would they consider starting a freshman or other cohort on-campus living requirement?			ISU does not currently have any live-on requirement. The University has limited on-campus housing inventory, which makes it challenging for ISU to implement a housing requirement. ISU is open to discussions on the feasibility of possible live-on programs. However, the limited inventory of options, even

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			with this new apartment complex, would make any type of live-on requirement challenging.
16. Dining services integration or availability?			ISU does not intend to put dining services on site. There is sufficient capacity for student dining within existing dining halls on campus that are in close proximity to this site.
17. Is the school fine with 12-month leases? May be required for financing purposes.			Yes, ISU is open to 12-month leases. Please see page 15 of the RFQ.