

ADDENDUM I
DATE: June 21, 2023
FOR
RFP #23102
UNIVERSITY OF MISSOURI – KANSAS CITY OAK STREET DEVELOPMENT
OPPORTUNITY
DATED: May 15, 2023
TO
THE CURATORS OF THE UNIVERSITY OF MISSOURI ON BEHALF OF UNIVERSITY
OF MISSOURI – KANSAS CITY

The above-entitled specifications are modified as follows and except as set forth herein remain unchanged and in full force and effect:

Below are questions received through June 6, 2023, and responses to each.

Date received: May 18, 2023

1. **Are you seeking one Master Developer for the whole project?** UMKC is seeking one development team for the whole project. The development team may have multiple members, but the University will transact with only one entity.
2. **Will the entire project be on a ground lease or just the arena?** The entire project will be on a ground lease. Long term control of all parcels within the Oak Street Site is a priority for UMKC.

Date received: May 31, 2023

3. **What level of information has the Board of Regents been provided on this project?** The board is aware of the public-private partnership UMKC is pursuing for the Oak Street site.
4. **Has the Board of Regents approved a lease back of the arena generally as an acceptable financing option? For the lease, is UMKC looking to only lease back for University events and looking for the developer/operator to take on revenue risk for non-University events?** The board has identified a project in the capital plan for a new athletic arena. However, the development project has not been approved in full. The ground lease and leaseback will have to be approved by the Board; it is not preapproved. UMKC is looking to only leaseback the arena for university events. UMKC expects the development team to operate, manage, and take the revenue risk on non-university events.

5. **For the other project components, are there any product types the University is not willing to consider? Hotel? Medical Office? Affordable, Workforce, Student Housing? Retail?** UMKC would like to see complementary uses that meet and serve the needs of the university and the community. Student demographics and off-campus housing options have shifted the University's priorities away from on-campus student housing as was proposed for this site in the latest master plan.
6. **Does the University have any additional detail or studies regarding the renovations required for the garage to be reactivated? The RFP references stairwell/elevator access, code compliant sprinkler system and potentially mechanical venting.** The Oak Place Garage Study dated August 26, 2022 is attached.
7. **Given the limited number of qualified arena operators in the marketplace, we would like the RFP to state that operators are not allowed to be exclusive to a single responding team, or request that selection of an operator would come after a team is selected. By allowing an operator to be exclusive to a team, this limits the amount of competition.** UMKC encourages operators to be open minded about partnering with multiple teams. However, UMKC is not requiring proposer teams to include an operator for their response to the RFP.
8. **Has UMKC completed a revenue study for the arena? Or will that be conducted by the awarded developer?** UMKC has not completed a revenue study for the arena.
9. **Can UMKC share the 2019 student housing market demand study completed by Brailsford & Dunlavey?** Brailsford & Dunlavey's Housing & Dining Master Plan dated July 2021 is attached.
10. **The Consultant Procedures and Design Guidelines of the University currently adopted page 1 of 7 states Division 1 General Requirements states "Combustible frame system construction is not allowed for any New University Construction without approval by AHJ and Director of UM Risk Management." Has this been approved for this project to allow for a combustible frame system for the housing portion of the project?** UMKC has had negative experiences with wood frame construction in the past and prefers to avoid this type of construction. However, if a team proposes an option with wood frame construction for a component such as multi-family, please provide your rationale. How will it impact the project? Will it last for the term of the ground lease? How will the long-term life of the building be supported with capital improvements?

Information Session: June 1, 2023

See attached for info session presentation and attendee list.

11. **The University mentioned growing the university brand and the number of students coming to campus. How does this impact the Oak Street site?** UMKC does not require students to live on campus and does not plan to have this requirement in the future.

Even as the university grows, it does not anticipate needing additional on-campus housing at this time.

12. **In the past the UM System had their own codes and standards. Will the development be subject to those or to the city's requirements?** Development on UMKC owned property is not regulated by the city. UMKC will issue permits and inspections and will be the code authority for new development.
13. **Can we provide a link to the UM System standards?**
<https://collaborate.umsystem.edu/sites/fpd/public/docs/UM%20Code%20List.pdf>
14. **Are all building systems and construction required to meet campus standards?** The quality of construction is important. UMKC highly encourages but does not strictly require conformance with its building standards for new development on the Oak Street site. If a deviation from the UMKC building standard is proposed, UMKC is open to discussing that with the selected development team.
15. **What are UMKC's sustainability goals?** UMKC does not have an established sustainability goal for this project, but encourages green building development and operation.
16. **Can UMKC provide additional information about community engagement?** The community is being kept informed of the plans for the Oak Street site. Information has been shared with the university's Neighborhood Area Council and with a listserv of residents in the area who have asked to receive university updates. UMKC is hosting an initial community listening session on June 27. It is expected that the selected development team will continue to engage community stakeholders. Community engagement is important to UMKC, which is why we have asked for a Community Engagement plan with developers' RFP responses.
17. **What is the status of the Colonial Shops?** The Colonial Shops are owned by the UMKC Board of Trustees. They have agreed to include the property in the RFP process. Their property management team has informed the current tenants about the RFP and their intent to include the property for development in conjunction with the university's property. Two of the tenants have expressed a keen interest in relocating to the future development.
18. **Are there requirements related to MBE, prevailing wage, and zoning incentives for new development on the Oak Street Site?**
19. UMKC participation goals: 25% Minority Owned Businesses; 10% Women Owned Businesses, Disadvantage Owned Businesses, and/or Veteran Owned Businesses; and 3% Service-Disabled Veteran Owned Businesses.
20. UMKC will require prevailing wage for the arena and other development on the site.
21. Kansas City zoning is not applicable to the Oak Street site.

22. **Are the supplier diversity requirements applicable to the entire project or just construction? How does UMKC approach outreach for supplier diversity?** The University desires supplier diversity participation on all projects and purchases, not just for construction. UMKC has not done any supplier outreach related to the Oak Street development opportunity. The contractors with experience working with UMKC often have established relationships with diverse businesses to meet supplier diversity requirements. UMKC relies on our vendors to conduct the necessary outreach to engage diverse business participation. While the previously stated MBE goals are goals and not requirements, UMKC usually exceeds them.
23. **Do MBE firms need to be Missouri-certified? Would firms from Kansas be acceptable?** MBE firms are not required to be Missouri-certified.
24. **Will the 550 practices and 200 training sessions for the UMKC Athletics programs occur in the new arena?** UMKC is requesting two practice courts in the Oak Street development. UMKC Athletics practices and training sessions will be in the new practice facility.
25. **Has the Board of Regents approved this project as a P3 and approved the lease back of the arena?** See answer 4 from 5/31/23.
26. **The lease back of the arena just for UMKC events?** See answer 4 from 5/31/23.
27. **How many UMKC Athletics event days are anticipated?** See Appendix A of the RFP. Evening and weekend games are anticipated. Typical weekend times for games are Saturdays at 1pm, 7pm, and 7:30pm. Conference competitions are held on Thursdays and Saturdays. Round robin tournaments vary from year to year.
28. **Are there signature academic events that will occur in the new arena?** UMKC anticipates needing the arena up to 18 days per year for academic or campus-related events in addition Athletics use of the arena.
29. **Will UMKC have any restrictions on the type of events that can happen in the arena?** Other than standard noxious uses, there are no prohibited uses. UMKC expects the arena operator to manage noise, traffic, and security. Events suitable in nature to a university environment are accepted.
30. **There are very few operators which limits competition for the RFP. Historically operators exclusively partner with a team. Is there a possibility that developers could submit a proposal and bring on an operator later or does an operator need to be assigned to the team?** See answer 7 from 5/31/23.
31. **Has the South Plaza neighborhood expressed concerns about the development of the Oak Street site?** We have spoken with a few of the neighbors who have various perspectives about the development. We hope to gain a deeper understanding of the community's perspective at the listening session on June 27. We will share insights

learned from this session with all developers. As far as we know, the South Plaza neighborhood has not currently taken a formal position on the development.

32. **What are the traffic impacts of a future Oak Street site development?** A traffic study has not been done for this site. UMKC will expect the selected development team to do a traffic study as part of the development process.
33. **Will wood frame construction be permitted for new development on the Oak Street site?** See answer 10 from 5/31/23.
34. **What is UMKC's preference for the arena seating capacity – 4,000 or 5,000?** UMKC is fine with an arena capacity that is anywhere within that range.
35. **Does UMKC have garage plans or studies that can be shared?** See answer 6 from 5/31/23.
36. **Is UMKC open to a hotel for the Oak Street site?** As long as it is a flagged hotel or a boutique concept, UMKC would consider this asset type.
37. **Does UMKC have a site survey?** No.
38. **Can UMKC share the streetcar substation plans?** See the attached site plan and landscape plan dated August 31, 2021.

Date received: June 6, 2023

39. **Please confirm dimensions and technical requirements for the electrical substation.** See answer 38 from information session.
40. **Is the City of Kansas City Civil Rights & Equal Opportunity Department considered a recognized certification agency under the UM System's Supplier Diversity efforts?** Yes
41. **Would UMKC provide a final version of the 2021 Master Plan?** The 2021 Master Plan available on UMKC's [website](#) is the final version, the title "Draft" was never removed.
42. **Does UMKC have topographic information for the site that could be shared?** See attached CAD and AI files.
43. **Is there survey data, a geotechnical report, and/or existing utility drawings and data from the previous construction project on this site that could be shared?** UMKC does not have any data, drawings, or reports from the previous construction project on the site.
44. **Would UMKC consider allowing the renderings and site plans to be submitted on 11x17 page sizes in the proposal?** UMKC will allow this.

45. **Does the women's volleyball team need their own practice court, or is it acceptable for them to share practice courts with men's and women's basketball teams?** UMKC only needs two practice courts. Volleyball can share between the two.

Kristen Meade

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