UNIVERSITY OF CENTRAL FLORIDA

Procurement Services
3544 Perseus Loop
Orlando, FL 32816

ADDENDUM

IMPORTANT DOCUMENT – INVITATION TO NEGOTIATE ADDENDUM

ITN NUMBER: 2026-01NC OPENING DATE & TIME: September 23, 2026 @ 3:00 PM

ITN TITLE: Developer for University Mixed-Use P3

ADDENDUM NUMBER: 1 ADDENDUM DATE: September 4, 2026

The purpose of this addendum is to:

- **Answer questions submitted by vendors during the open Q/A period.**
- **Provided attachments noted below which can be downloaded from the UCF Procurement Services Website**
    - Fully executed Hotel Lease with DSL Approval letter
    - Pegasus Hotel First Amendment
    - Site 1 Phase I ESA Report
    - Site 2 Phase I ESA Report
    - Site 3 Phase I ESA Report
    - Site Easements

PLEASE ACKNOWLEDGE RECEIPT OF THIS ADDENDUM AND RETURN IT WITH YOUR SUBMITTAL. FAILURE TO SIGN AND RETURN WITH YOUR SUBMITTAL COULD RESULT IN REJECTION OF YOUR BID.

______________________________	______________________________________
BIDDER'S SIGNATURE	PRINT OR TYPE BIDDER'S NAME
______________________________	_______________________________________
COMPANY NAME	EMAIL ADDRESS

No.	ITN Section	Issue Topic	ITN Question	Response
1	1.1	Grocer	Are any further details available regarding the grocer (SF, parking requirements, etc.)? Is this use intended to be horizontal mixed use or vertically integrated? If the former, is there any guidance for acreage or area of the site(s) that have been identified for this use? Will the grocer be part of the overall capital stack or executed/capitalized separately (but coordinated) with the master plan?	Additional information regarding integration of the retail anchor, anticipated floor plate, parking, loading, site, and other requirements will be provided in ITN Stage II.
2	1.1	Retail	Outside of the grocer, what is the ideal scale and programming for the commercial uses?	UCF does not have a preferred overall retail square footage. Developers should propose a strategy that provides the greatest economic return, balances market realities, and activates the site / community. Developers will be provided a retail market assessment from CBRE to inform the retail strategy and mix of uses in ITN Stage II.
3	Sec. 3.2, Tab D.4 App. IV, p. 5	University Workforce Housing	Are there specific university cohorts or departments, target income levels, or priority leasing structures UCF would like to implement?	UCF is looking to the Developer to determine the value add and market viability of including this component as part of the Project. Of note, this housing may not be workforce housing by definition, but rather multifamily housing targeted for the University workforce. The inclusion or exclusion of this asset is at the discretion of the Developer.
4	Sec. 1.1 App. IV, pp. 4-5	Workforce Housing	Is UCF expecting the initial development to contain all four components—student housing, workforce multifamily, retail, and infrastructure/parking—or may a Developer intentionally omit workforce multifamily if the market/site analysis does not support it?	Developers may omit workforce multifamily if they feel the market/site analysis does not support it.
5	App. IV, pp. 5, 9	Retail	For Site 2, can UCF provide any additional non-confidential requirements of the prospective 30,000-SF anchor now—parking ratio, loading, prototype dimensions, frontage, drive-through requirements, utility requirements or delivery timing?	Please see response to Question 1.

<table>
<tr><th>No.</th><th>ITN Section</th><th>Issue Topic</th><th>ITN Question</th><th>Response</th></tr>
<tr><td>6</td><td>3.2 Tab D.4 – Project Development Understanding and Approach</td><td>Workforce Housing Program</td><td>Can UCF provide any preliminary guidance regarding the desired scale, affordability objectives, eligible populations, or institutional goals associated with the contemplated workforce housing component?</td><td>Please see response to Question 3.</td></tr>
<tr><td>7</td><td>Appendix IV – Project Overview</td><td>Retail / Exclusivity and Use Restrictions</td><td>Are there any existing retail exclusivity agreements, campus restrictions, prohibited uses, or institutional policies that respondents should consider when evaluating retail opportunities at the Project sites?</td><td>Coca-Cola holds pouring rights at UCF and Barnes & Noble is the exclusive textbook provider and bookstore on campus. Coca-Cola is providing an exemption to their exclusivity for a large format grocery store, if one is determined to be a component part of the development program. Aramark is the exclusive dining provider, but all sites currently contemplated are carved out from the Aramark agreement. All retail tenants should be appropriate for and compatible with the University campus environment. Retail uses involving alcohol are not categorically prohibited, but remain subject to applicable law, University requirements, and final Project Agreements.</td></tr>
<tr><td>8</td><td>General</td><td>Enrollment</td><td>Can you provide enrollment by class (freshmen, sophomore, junior, etc.) for Main Campus only for Fall 2022 – 2025?</td><td><table>
<tr><th colspan="5">Fall Enrollment Count - Main Campus</th></tr>
<tr><th></th><th>Fall 2022</th><th>Fall 2023</th><th>Fall 2024</th><th>Fall 2025</th></tr>
<tr><td>FTIC</td><td>4,791</td><td>5,015</td><td>4,627</td><td>4,598</td></tr>
<tr><td>Sophomore + Other FR</td><td>7,790</td><td>8,461</td><td>9,394</td><td>8,940</td></tr>
<tr><td>Junior</td><td>13,303</td><td>13,041</td><td>13,254</td><td>13,789</td></tr>
<tr><td>Senior + Other UG</td><td>20,273</td><td>20,322</td><td>20,213</td><td>20,622</td></tr>
<tr><td>Graduate</td><td>4,736</td><td>4,646</td><td>4,719</td><td>4,986</td></tr>
<tr><td>Grand Total</td><td>50,893</td><td>51,485</td><td>52,207</td><td>52,935</td></tr>
</table></td></tr>
<tr><td>9</td><td>General</td><td>Enrollment</td><td>In the Project Kick Off document it states that Fall 2026 First-Year enrollment is tracking 0.5% above Fall 2025 – are you able to provide any further insights into First-Year Fall 2026 enrollment or from a total enrollment perspective?</td><td>Based on finalized Summer/Fall 2026 enrollment data following the add/drop period:
Total UCF headcount: 70,784
New FTIC headcount (Summer + Fall): 8,271
Main Campus headcount: 52,710
New FTIC Main Campus headcount: 8,024</td></tr>
</table>

No.	ITN Section	Issue Topic	ITN Question	Response
				FTIC counts reflect final student classifications following the add/drop period, including the reclassification of students determined to be transfer students.
10	General	Housing/ Facilities	Please confirm – does the university still manage Northview Apartments?	Yes - confirmed.
11	1.1 / Appendix IV	Housing Program	For the first Project, does UCF have a target unit/bed count or square footage program by component (student housing, workforce multifamily, retail) or is the unit mix entirely at the developer's discretion, subject to site capacity and market support?	The program will be initially proposed based on the Developer's perspective of the market and responsiveness to UCF's strategic priorities.
12	1.1	Affiliated Housing	Please clarify the specific rights, obligations, and branding parameters associated with "Affiliated Housing" status for this Project – e.g., is it intended to mirror the existing affiliation agreements at The Pointe at Central and Knights Circle (referenced in Section 2.16), including eligibility toward any live-on housing requirement, or will terms be unique to this Project, and if so can you detail?	The Affiliated Housing is intended to align with existing affiliations, such as The Pointe at Central and Knights Circle. UCF does not currently have a live-on housing requirement.
13	3.2 Tab D.4	Workforce Housing	For the multifamily/workforce housing component, does UCF anticipate any affordability targets, rent-to-income guidelines, or income/eligibility restrictions (e.g., limited to UCF faculty and staff vs. open to the broader workforce), or is program design left to the Developer?	Please see response to Question 3.
14	2.16	Market Demand	Section 1.1 states that extending the partnership to the other two sites is contingent on "demonstration of continued market demand." Given UCF's pending affiliation discussions	UCF's existing affiliation agreements (and potential acquisition disclosed) do not have prescribed performance requirements or thresholds that limit the opportunity to pursue new affiliation opportunities

<table>
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<tr><td></td><td></td><td></td><td>referenced in Section 2.16 (potential 800–1,000 bed acquisition), how will “continued market demand” be measured, and would beds delivered under that separate affiliation agreement factor into that calculation?</td><td>either on or off campus. An understanding of continued market demand will be supported by a new market assessment after the completion of this initial phase. UCF will reassess market demand based on then-current market conditions, including enrollment, occupancy, existing and planned supply, affiliated housing supply, and other relevant factors. This assessment will inform UCF’s determination of whether additional development is supported.</td></tr>
<tr><td>15</td><td>Appendix IV
Page 5</td><td>1st Year Students</td><td>Given that this Project will target “non-first-year students,” will first-year students be prohibited from living at Project?</td><td>No. The Project will be available to all students but is envisioned to target non-first-year students due to the site locations and decision for UCF to not deliver residential life services.</td></tr>
<tr><td>16</td><td>Appendix IV
Pg 15</td><td>Waitlist Data</td><td>Given that on-campus-housing occupancy has exceeded 100% since Fall 2022, can UCF please provide the waitlist data from the past five years, split by students’ classification (i.e. 1st Year, Sophomore, etc.)?</td><td>UCF's housing waitlist is dynamic and fluctuates throughout the summer as students receive housing assignments or secure alternative housing. The data below reflects students who remained on the Academic Main waitlist when UCF housing opened in August of each year and should not be interpreted as the peak number of students seeking housing during the preceding spring and summer.
<table>
<tr><th>Academic Year</th><th>Current Resident</th><th>FTIC</th><th>Graduate Student</th><th>Prior Admit</th><th>Transfer Student</th><th>Total</th></tr>
<tr><td>2022–2023</td><td>1</td><td>12</td><td>3</td><td>139</td><td>1</td><td>156</td></tr>
<tr><td>2023–2024</td><td>—</td><td>—</td><td>—</td><td>—</td><td>—</td><td>—</td></tr>
<tr><td>2024–2025</td><td>2</td><td>225</td><td>—</td><td>136</td><td>5</td><td>368</td></tr>
<tr><td>2025–2026</td><td>2</td><td>1</td><td>—</td><td>68</td><td>1</td><td>72</td></tr>
<tr><td>2026–2027</td><td>—</td><td>23</td><td>—</td><td>—</td><td>—</td><td>23</td></tr>
</table></td></tr>
<tr><td>17</td><td></td><td>5-yr Trends</td><td>Can you please provide the specific five-year trends of on-campus occupancy and rate growth?</td><td>On-campus occupancy trends can be found in Appendix IV. A summary of prior rates for on-campus housing can be found below.</td></tr>
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<table>
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<tr><td></td><td></td><td></td><td></td><td>
<table>
<tr><th>Housing Type</th><th>2021-2022</th><th>2022-2023</th><th>2023-2024</th><th>2024-2025</th><th>2025-20</th></tr>
<tr><td>Residence Halls</td><td></td><td></td><td></td><td></td><td></td></tr>
<tr><td>Double Room — Osceola, Polk, Lake, Volusia (Apollo)</td><td>$2,470</td><td>$2,470</td><td>$2,470</td><td>$2,470</td><td>$2,470</td></tr>
<tr><td>Double Room — Brevard, Orange, Seminole; Sumter, Flagler, Citrus</td><td>$2,700</td><td>$2,700</td><td>$2,700</td><td>$2,700</td><td>$2,900</td></tr>
<tr><td>Double Room — Academic Villages</td><td>$2,835</td><td>$2,835</td><td>$3,010</td><td>$3,200</td><td>$3,300</td></tr>
<tr><td>Single Room — Osceola, Polk, Lake, Volusia</td><td>$2,810</td><td>$2,810</td><td>$2,810</td><td>$2,810</td><td>$2,810</td></tr>
<tr><td>Single Room — Neptune</td><td>$3,000</td><td>$3,000</td><td>$3,000</td><td>$3,370</td><td>$3,500</td></tr>
<tr><td>Apartments</td><td></td><td></td><td></td><td></td><td></td></tr>
<tr><td>Rosen College (4/2)</td><td>$2,985</td><td>$2,985</td><td>$3,120</td><td>$3,250</td><td>$3,400</td></tr>
<tr><td>Lake Claire</td><td>$3,045</td><td>$3,045</td><td>$3,230</td><td>$3,360</td><td>$3,450</td></tr>
<tr><td>Academic Villages (4/2)</td><td>$3,085</td><td>$3,085</td><td>$3,310</td><td>$3,500</td><td>$3,650</td></tr>
<tr><td>Rosen College (2/1)</td><td>$3,200</td><td>$3,200</td><td>$3,345</td><td>$3,345</td><td>$3,600</td></tr>
<tr><td>Academic Villages (2/1)</td><td>$3,330</td><td>$3,330</td><td>$3,330</td><td>$3,700</td><td>$3,900</td></tr>
<tr><td>Towers (4/2)</td><td>$3,440</td><td>$3,440</td><td>$3,595</td><td>$3,740</td><td>$3,890</td></tr>
<tr><td>Towers (4/4)</td><td>$3,640</td><td>$3,640</td><td>$3,805</td><td>$3,960</td><td>$4,120</td></tr>
<tr><td>Towers (1/1)</td><td>$3,845</td><td>$3,845</td><td>$4,020</td><td>$4,180</td><td>$4,345</td></tr>
<tr><td>Greek Housing</td><td></td><td></td><td></td><td></td><td></td></tr>
<tr><td>Greek 409 and 411</td><td>$2,700</td><td>$2,700</td><td>$2,700</td><td>$2,930</td><td>$3,050</td></tr>
<tr><td>Greek 416 and 417</td><td>$2,800</td><td>$2,800</td><td>$2,800</td><td>$3,040</td><td>$3,150</td></tr>
</table>
</td></tr>
<tr><td>18</td><td></td><td>Student Athletes</td><td>What percentage of the residents who live in Towers at Knights Plaza are student athletes? Are student athletes required to live on campus year-round for conditioning and training during the summer?</td><td>UCF currently houses 246 student athletes in Towers at Knights Plaza, representing approximately 12.8% of Towers residents.</td></tr>
<tr><td>19</td><td></td><td>1st Year Housing Options</td><td>It is stated that “many first-year residents also live in Towers at Knights Plaza, due to the additional available capacity.” Is Towers at Knights Plaza used as “overflow” housing for first-year students wishing to live on campus who cannot live in the first-year reserved communities due to limitations?</td><td>No – there are no current on-campus housing assets used as “overflow” housing. Towers at Knights Plaza was described this way due to its comparatively large design capacity (1,960 beds).</td></tr>
<tr><td>20</td><td></td><td>On-Campus Resident Classification</td><td>It is stated that 70% of first-year students live on campus. Can you please provide the classification of the other 30% of on-campus residents.</td><td>15% - Sophomore

6% - Junior

8% - Senior + Other Undergraduate

1% - Graduate</td></tr>
<tr><td>21</td><td>Appendix IV
Pg 17</td><td>On-Campus Unit Mix</td><td>What is the unit mix of on-campus beds? How many are 4/2 apts, 4/4 apts, 4-bed semi-suites, 4-bed suites, etc.</td><td>All semi-suites in Nike, Hercules, Brevard, Orange, Seminole, Citrus, Flagler, and Sumter are doubles. All Nike semi-suites are singles in a 4 bed / 2 bath configuration. All Lake Claire apartments are 4 bed / 2 bath. 84% of beds in Knights Plaza are 4 bed / 2 bath, 15% are 4 bed / 4 bath, and the remaining beds are 1 bed / 1 bath.</td></tr>
<tr><td>22</td><td>Appendix IV</td><td>Affiliation Provision</td><td>Can you please detail the type of marketing and</td><td>Affiliated properties can anticipate being included</td></tr>
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No.	ITN Section	Issue Topic	ITN Question	Response
	Pg 18		"student visibility support" provided to affiliated properties	on the University's housing website and marketed by UCF with other on-campus and affiliated properties.
23	Appendix IV Pg 18 & 19	Fall 2026 Achieved Rents & Occupancy	Could you please provide the 2026 achieved rents at the affiliated properties and their respective final fall occupancies, by unit type? We noticed the current two affiliated properties have "Limited Spaces Available" posted on their websites as of 8/25/26.	For 2026, as of August 31st, The Pointe was 100% leased with effective average monthly rents of $881.67 per bed. Knights Circle was 100% leased with effective average monthly rents of $955.98 per bed.
24	Appendix IV Pg 19	Projected Affiliated Rates	Given that the current university affiliated projects have rates set by an Advisory Committee with UCF participation, will the affiliated projects be subject to the same rental rate increases that UCF's Board of Trustees approved through 2031? If not, what are the proposed rents for Fall 2027 and beyond?	Affiliated property rents are approved independently from on-campus rental rates (which are approved by the Board of Trustees). For the current affiliated properties, proposed rates for Fall 2027 and beyond are recommended by the Advisory Committee and approved by the owner. It is anticipated that the process will be similar for the Project.
25		Affiliated Properties Unit Mix	What is the specific unit mix of affiliated properties by property? (i.e. Knights Circle: 1000 beds - 2BR, 500 beds of 2-BR, 80% 4-BR)	The Pointe at Central consists of: 4-bedroom beds: 59% 2-bedroom beds: 14% 1-bedroom beds: 27% Knights Circle consists of: 4-bedroom beds: 64% 3-bedroom beds: 27% 2-bedroom beds: 9%
26		Student-Only Occupancy Restriction	Is occupancy at the proposed development restricted exclusively to enrolled UCF students, or is the Selected Developer permitted to lease to non-student tenants (e.g., faculty, staff, or general public) to fill vacancy, particularly	UCF anticipates that UCF students will receive leasing priority. The specific eligibility and leasing-priority structure, including the ability to lease to nonstudents, will be established in ITN Stage II. Developers should currently assume 12-month

No.	ITN Section	Issue Topic	ITN Question	Response
			during summer or off-peak terms?	leases.
27		Retail Use Restrictions or Preferences	Beyond the anchor tenant discussions referenced in Appendix IV, does UCF have restrictions or preferences on retail tenant types (e.g., prohibition on certain uses, preference for food service, campus-serving retail)?	Please see response to Question 7.
28		Dining/Food Service Requirements	Is the Selected Developer required to include dining or food service facilities within the development, or is dining excluded from this scope and handled separately by UCF's existing dining contract?	Please see response to Question 7. Foodservice venues are permitted.
29		Academic/Living-Learning Community Space Requirements	Does UCF require dedicated space for living-learning communities, faculty-in-residence programs, or academic partnerships within the housing development?	No.
30		Unit Mix and Bed Configuration Requirements	Does UCF have required or preferred unit mix parameters (e.g., ratio of single/double occupancy, percentage of beds in 2-, 4-, or 6-bed configurations) based on current demand data, or is unit mix left to the Selected Developer's market analysis?	The unit mix is to be determined at the Developer's discretion and accompanying market analysis.
31		Required Amenity Program	Does UCF have a required or preferred amenity program for the student housing component (e.g., fitness center, study rooms/academic support spaces, community kitchen, pool, computer lab), or is amenity selection at the Selected Developer's discretion?	Developers should propose amenities and community offerings that are competitive with other proximate off-campus housing properties and also differentiate from other on-campus communities that target non-first-year students.
32		Additional Retail Tenant Sourcing	Will the Selected Developer be expected to source additional retail tenants beyond the anchor referenced above, or is UCF/CBRE independently managing retail tenant recruitment?	UCF, with support from CBRE, is currently pursuing the referenced anchor tenant and conducting a retail market demand analysis. Developers should develop and propose their own retail strategy, informed by the market demand analysis that will be shared in ITN Stage II, to maximize the retail

No.	ITN Section	Issue Topic	ITN Question	Response
				opportunity associated with their proposed development. The Selected Developer will be responsible for sourcing additional retail tenants and for the lease-up and ongoing lease administration of the retail component of any realized development. The Selected Developer will also have the responsibility to negotiate, finalize, and execute a lease with the referenced anchor tenant.
33		Retail Anchor Tenant Status — Site 2	Please describe the status, deal parameters, and expected timeline for the approximately 30,000 SF retail anchor tenant referenced in Appendix IV as being in advanced discussions for Site 2.	Please see response to Question 1.
34		Development Scope & Building Requirements	Can UCF clarify which vertical construction components are mandatory (housing, retail, parking, academic space)?	UCF is not prescribing a mandatory mix of vertical components other than as otherwise identified in the ITN. Developers should propose an asset mix that provides the greatest economic benefit to the University and is in alignment with market realities. UCF is not anticipating any academic space or University occupancy in the Project.
35		Site 2 / Retail Anchor	Appendix IV notes a prospective retail anchor tenant (approximately 30,000 SF) is interested in Site 2. Can the University share the anchor's use category, the stage of discussions, and any expected lease economics or required delivery conditions? Will a proposer's site selection be evaluated independently of the anchor's interest in Site 2?	Please see response to Question 1. Developers are requested to respond to Section 3.2 Tab D Item 3 in multiple ways; 1) Developers are requested to indicate a site preference with the assumption that the retail anchor tenant prefers Site 2; 2) Developers are requested to indicate a site preference with the assumption that the retail anchor tenant interest is not a determining factor for the determination of which Site the initial Project is delivered upon.
36		Appendix IV	Regarding the affiliation components described in Appendix IV: will the Project participate in the University's housing application and assignment process on parity with the existing	Students will independently select and lease at the Project in the same manner as other Affiliated Properties. UCF anticipates providing marketing and waitlist communications consistent with its existing

No.	ITN Section	Issue Topic	ITN Question	Response
			affiliated properties (Knights Circle and The Pointe at Central)? Additionally, does the University anticipate delivering additional University-owned or University-affiliated beds during the initial term of the ground lease, and would the University consider provisions addressing future competing supply?	affiliated properties but will not assign students directly to the Project. UCF is not currently planning additional University-owned housing; however, UCF will not agree to restrictions on future University-owned or affiliated housing supply.
37	1.1	Construction Type	Are there any constraints relating to construction type (wood frame, CFS, concrete, etc.)?	UCF will not prescribe a specific construction type; Developers should evaluate and propose construction systems that consider initial construction costs, long-term durability, ongoing maintenance and capital renewal requirements, and other relevant life-cycle costs over the term of the partnership. The proposed solution should maximize the overall economic financial return to the University while aligning with the University's stated priorities for the Project, including quality, durability, market competitiveness, and long-term performance.
38	Appendix IV	Slide 11	Can the University provide a general matrix or more color on which building and design standards must be followed, and which are negotiable? Many standards have material cost implications.	UCF Design / Construction Standards are referenced standards, not wholesale mandatory requirements for this privately developed & operated P3. Applicable life-safety, code, permitting, infrastructure/interface, and specifically identified requirements remain mandatory. UCF expects the design to generally reflect the quality, durability, and campus context represented by its standards.
39	Sec. 1.1 App. IV, pp. 4, 7, 11	Operations	Will the property be expected to integrate with existing UCF systems, such as campus ID access (UCF Card), university Wi-Fi (eduroam), or campus transportation routes?	Additional details on UCF systems integration will be shared in ITN Stage II. UCF anticipates that the Project will be on the University shuttle route.
40	App. IV, p. 11	University Standards	Appendix IV states that UCF will not strictly require adherence to University standards and expects the design to follow the "spirit" of those standards, while the published Design, Construction and Renovation Standards state that	Please see response to Question 38.

No.	ITN Section	Issue Topic	ITN Question	Response
			they are required for all UCF projects. Please clarify which requirement governs this P3.	
41	Sec. 1.1 App. IV, pp. 4-5, 11	University Standards	Please identify, by component, whether the UCF Design/Construction Standards are mandatory, preferred, or not applicable for (a) affiliated student housing, (b) workforce multifamily, (c) retail shell/TI, (d) parking structures, (e) shared amenities/common areas, and (f) site/infrastructure.	Please see response to Question 38.
42	App. IV, p. 11	University Standards	Please identify the UCF Standards project classification applicable to each component. Is student housing Level D? How should the retail component be classified given that Level E provisions reference leased property of five years or less while the contemplated P3 lease term is substantially longer?	Please see response to Question 38.
43	App. IV, p. 11	University Standards	Are the Critical Needs items in the Standards mandatory for this P3 even where other provisions are advisory? If so, please provide or confirm the applicable Critical Needs matrix by asset type.	The Critical Needs items are not wholesale mandatory requirements for the Project. Any Critical Needs requirements UCF determines are applicable to the Project will be specifically identified during ITN Stage II.
44	App. IV, p. 11	University Standards	Where the Developer proposes a solution that does not comply literally with a UCF Standard but satisfies UCF's stated "spirit" requirement, will a formal Standards Deviation Request be required?	No, but discussion and acknowledgment are expected. UCF expects Developers to be transparent with the materials and specifications throughout the design process.
45	App. IV, p. 11	University Standards	Will UCF establish a controlling version of the Standards at PDA execution/design commencement, or will the project be required to incorporate revisions issued during design and construction?	For purposes of the Project, Developers should rely on the version of UCF's Design, Construction, and Renovation Standards in effect at the commencement of design. Because the Standards are being provided primarily as reference standards for this privately developed and operated P3, subsequent revisions to the Standards will not automatically become Project requirements. Any specific mandatory requirements applicable to the Project will be identified and agreed upon through the ITN Stage II process and

No.	ITN Section	Issue Topic	ITN Question	Response
				incorporated into the applicable Project Agreements.
46	App. IV, p. 7, 11	Site Details and Utilities	Which campus systems must the privately operated P3 connect to or match: emergency mass notification, fire alarm, access control/security, BAS, metering, exterior lighting controls, signage, telecom/fiber and other UCF systems?	Developer should assume responsibility for providing / maintaining building technology and safety systems. Interface requirements with UCF systems, including UCF Police / emergency communications, etc. will be established in ITN Stage II.
47	App. IV, p. 7, 11	Site Details and Utilities	Given that UCF does not currently anticipate providing fiber to the sites, how is the Developer expected to satisfy any UCF mass-notification, security, BAS or emergency-communication integration requirements that depend on the campus network?	Please see response to Question 46.
48	App. IV, p. 11	University Standards	Does UCF expect its standard commissioning, training, O&M, record-document, attic-stock and closeout requirements for all privately owned/operated project components, or only for infrastructure/systems that UCF will ultimately own or maintain?	As the Project will be operated and maintained by the Developer, UCF does not require these items except for infrastructure, systems, or improvements that UCF will ultimately own, operate, or maintain, for which applicable closeout requirements will be identified during design.
49	App. IV, p. 11	University Standards	Please define the stated “50-year building standard minimum” and identify the objective durability/performance criteria UCF intends to use. What conditions could trigger UCF's right to require removal/demolition of improvements at ground-lease expiration?	The stated 50-year building standard is intended as a planning and design-life objective for the Project and does not require each individual building system or component to have a 50-year useful life. Developers should propose materials, building systems, maintenance strategies, and capital renewal assumptions that support the long-term durability, quality, and economic performance of the Project over the term of the partnership. UCF expects Developer to consider life-cycle costs and anticipated capital renewal needs in developing solutions that maximize the overall economic and financial return to the University. Specific end-of-term requirements, including UCF’s rights regarding the retention or

No.	ITN Section	Issue Topic	ITN Question	Response
				removal of improvements, will be addressed in the Ground Lease.
50	Sec. 3.2, Tab D.2 App. IV, p. 11	Design Review	Please confirm the anticipated UCF design review/approval process and durations, including PDC, Standards Committee, Master Plan/aesthetic review, Building Code Office, Facilities/UES and any executive approvals. Which reviews constitute formal approval gates?	Additional details on UCF's design review and approval process will be shared in ITN Stage II.
51	App. IV, p. 11	Design Review	For permitting, please clarify jurisdictional responsibility for vertical construction, retail tenant improvements, site work, private roads, Alafaya/McCulloch access improvements, utility work and off-site work.	UCF will serve as the AHJ for building permitting and inspections for construction occurring on UCF property through the UCF Building Code Office, with review and approval by the State Fire Marshal and St. Johns River Water Management District, as applicable. Certain roadway, access, utility, environmental, or other improvements may also require coordination, permits, or approvals from applicable external agencies or utility providers, including Orange County, FDOT, Duke Energy, or others depending on the proposed development and scope of work. Additional permitting and approval requirements will be identified as the Project scope is further defined in ITN Stage II.
52	General		Will UCF allow Phased Temporary Certificate of Occupancy (TCO) within a single building? Such as retail space, amenity, and residential separations?	Phased TCOs may be considered by the UCF Building Code Office based on the proposed construction and occupancy phasing and compliance with applicable code and life-safety requirements. Developers should coordinate any proposed phased occupancy strategy with the UCF Building Code Office during design and construction.
53	General		Will 3rd party special inspections and plan reviews be required, or will UCF staff complete all inspections and plan reviews?	The UCF Building Code Office will be responsible for permit reviews and site inspections. UCF PDC, UES, and other departments will review plans at major milestones. The Developer is responsible for other

No.	ITN Section	Issue Topic	ITN Question	Response
				required inspections (such as Threshold Inspection) when required.
54		Architectural Style & Design Aesthetic Preferences	Does UCF have a specific architectural style, campus aesthetic, exterior material palette, or design theme that the Selected Developer is expected to match or reference, and are there any styles, materials, or color palettes UCF would prefer the Selected Developer avoid?	UCF will share further information during the ITN Stage II process.
55		ADA/Accessibility Requirements Beyond Code	Does UCF require accessibility accommodations beyond Florida Building Code/ADA minimums (e.g., a specific percentage of fully accessible units above code requirements)?	No.
56		Furniture, Fixtures & Equipment (FF&E) Standards	Does UCF require adherence to specific FF&E standards or brand/quality tiers consistent with existing on-campus housing, and if so, can UCF provide those standards for budgeting purposes?	No.
57		Sustainability/Renewable Energy Requirements	Beyond the sustainability certification standards referenced separately, does UCF require or prefer specific renewable energy features (e.g., solar panels, EV charging infrastructure) as part of the development?	No.
58		Minimum Green/Open Space Requirements	Does UCF require a minimum percentage of green space, open space, or landscaped buffer beyond the 50-ft wetland buffer on Site 1, and are there specific quad, courtyard, or outdoor gathering space expectations for the development?	Along Alafaya, UCF requires a 15’ minimum setback from the east edge of the multi-modal pathway. At campus entries, UCF requires a 30’ minimum setback from the road curb, or deeper if required by an easement. These buffers should include landscape buffers with tall trees. Outdoor gathering spaces, courtyards, pools, etc. are amenities that attract residents and are desired. There is not a minimum percentage of this space.

No.	ITN Section	Issue Topic	ITN Question	Response
59		Campus Design & Technology Standards	Please provide UCF's campus design and technology standards (e.g., network infrastructure, furniture standards) that the Selected Developer must incorporate into the proposed buildings.	There are no technology standards UCF is requiring to be included in the Development. Developers should propose technology that meets or exceeds market expectations and supports the long-term operational needs of the Project. Where integration or interoperability with UCF systems is necessary, including emergency communications, public safety, or other campus systems, applicable interface requirements will be identified in ITN Stage II. Please also see the response to Question 46.
60		Sustainability/Green Building Requirements	Does UCF require LEED certification, Florida Green Building Coalition standards, or other sustainability/energy standards beyond Florida Building Code baseline for this project?	No.
61		Campus Safety & Life-Safety Infrastructure Standards	Please provide UCF's required campus safety and life-safety infrastructure standards (e.g., card access systems, emergency call boxes, UCF Police integration) that must be incorporated beyond standard building code requirements.	Additional details on safety and security requirements will be included in ITN Stage II.
62		Design Review & Board Approval Timeline	Please provide the anticipated timeline for design review and approval through UCF Facilities Planning and the Board of Trustees, and identify whether this process represents an anticipated critical path item.	Additional details on UCF review processes will be included in ITN Stage II.
63		Development Scope & Building Requirements	Does UCF have minimum design standards or architectural guidelines for the mixed-use development (façade materials, height limits, sustainability requirements)?	Please see response to Question 54.
64		Development Scope & Building Requirements	Is LEED certification or another sustainability benchmark required or preferred?	No.
65	Appendix IV	Slide 10	Could the University please provide the current lease between the University and The Celeste hotel for the 104 parking spaces on site 3?	The current agreement is posted on the solicitation website titled “Fully executed Hotel Lease with DSL Approval letter” and “Pegasus Hotel First Amendment”.

No.	ITN Section	Issue Topic	ITN Question	Response
66	App. IV, p. 9	Site Information	For Site 2, please provide the recorded Duke high-voltage easement, easement width, voltage, clearance/building restrictions, permissible parking/roadway/landscape uses, and whether relocation is technically permissible. If relocation is possible, who bears cost and what lead time should be assumed?	Developers should not assume that relocation of the Duke Energy high-voltage line will be required or permitted. Any proposed relocation or modification will be subject to review and approval by Duke Energy, including applicable technical requirements, costs, and schedule. If a Developer proposes relocation as part of its development plan, the Developer should assume its responsibility for all associated costs and coordination with Duke Energy. All currently available easement information has been provided by UCF.
67	App. IV, p. 7 Supporting Ref. Docs	Site Information	For Site 1, please confirm the exact limits and rights associated with the 40-foot McCulloch utility/reclaimed-water easement and 48-inch main, including required structural/setback clearances and whether relocation or crossings will be permitted.	The easement documentation is posted on the solicitation website titled "McCulloch Easement for 48 inch Reclaimed Water Main.pdf" and "McCulloch 48 inch Reclaimed Water Main.pdf".
68	App. IV, pp. 7, 12	Site Information	Appendix IV page 7 states historical surveys are expected to be completed/provided in Stage II, while page 12 states UCF has completed historical surveys for all three sites. Please clarify current status and provide all completed documents.	Historical surveys will be shared once available. Division of Historical Resources (DHR) on-site surveys for all three sites have been completed, and no artifacts have been found. Final reports are being drafted. No restrictions are expected. Phase I ESAs have also been completed for all three sites. Please see attachments: Site 1 Phase I ESA Report Site 2 Phase I ESA Report Site 3 Phase I ESA Report Additional available due diligence documents will be included in ITN Stage II.
69	App. IV, pp. 7, 12	Site Information	Please provide geotechnical information, full title/easement information, current ALTA/boundary data, tree inventories and Phase I ESA reports available for each site.	All available reports for Sites 1, 2, and 3 have been made available. Additional reports completed prior to Stage II ITN will be included with the document. Please see response to Question 68 for additional

No.	ITN Section	Issue Topic	ITN Question	Response
				information.
70	Appendix IV – Project Overview	Site 3 / Celeste Hotel Parking	Please provide the existing parking agreement with The Celeste Hotel, including parking counts, term, renewal rights, termination rights, replacement obligations, and any restrictions that may affect redevelopment of Site 3.	Please see response to Question 65.
71	General	Site Encumbrances	Are there existing leases, licenses, easements, or third-party agreements currently encumbering any of the three sites that would need to be terminated, relocated, or otherwise accommodated by the Selected Developer?	Known easements that may impact the site are included in the attached folder "Site Easements". Site 2 has an Orange County water main which bisects the site. Additional information on the easement can be found in the easement attachment labeled "ee.pdf". Developers should independently evaluate the title and due-diligence materials provided. Please see response to Question 68 for additional information.
72		Phase I ESA Findings	Have the Phase I Environmental Site Assessments referenced in the due diligence scope already been completed, and if so, do they identify any known environmental conditions that may require remediation?	The Phase I ESAs were completed on August 26, 2026 and will be shared with Developers. Please see response to Question 68.
73		Celeste Hotel Parking — Site 3	Please provide the current lease terms and termination provisions for the approximately 104 parking spaces on Site 3 currently leased to The Celeste Hotel, including any relocation obligations that would transfer to the Selected Developer.	Please see response to Question 65.
74		Wetland Delineation — Site 1	Has a formal jurisdictional wetland delineation been completed for the Lake Claire buffer area adjacent to Site 1, or will the Selected Developer be responsible for obtaining this determination?	UCF wetland boundaries have been included in the initial surveys and easement information. Additional required setbacks and buffers should be determined by the Developer. Please see response to Question 68 for additional information.

No.	ITN Section	Issue Topic	ITN Question	Response
75		Burnett House Parcel Inclusion	Has UCF determined whether the Burnett House parcel (10-12 additional acres referenced in Appendix IV, Site 2) will be included in the initial site scope, and if so, what compensation range or process does UCF anticipate for relocating the President's residence?	Additional details on The Burnett House parcel will be included in ITN Stage II. UCF is open to considering the expansion to this parcel.
76		Duke Energy Easement — Site 2	Please provide the status of the Duke Energy high-voltage easement crossing the southern portion of Site 2, including anticipated relocation timeline and whether relocation costs will be borne by UCF or the Selected Developer.	Please see response to Question 66.
77		Zoning & Entitlements for Sites 1-3	What is the current zoning and land use designation for Sites 1, 2, and 3, and will rezoning, a PD amendment, or other entitlement action be required to accommodate the proposed student housing and retail uses?	Land use on UCF's campus is determined by UCF's Campus Master Plan (https://fp.ucf.edu/planning/campus-master-plan/). UCF does not currently anticipate a Campus Master Plan amendment or separate local zoning entitlement for the contemplated uses.
78		Site Conditions & Surveys	Can UCF confirm that the three Topographic Surveys provided (Site 1, Site 2, Site 3) are the most current versions available?	Please see response to Question 68.
79		Site Conditions & Surveys	Are geotechnical borings or soil reports available for the project site, or should bidders assume responsibility for new testing?	No additional reports are available at this time. The Selected Developer should anticipate responsibility for any additional testing beyond what has been provided in ITN Stage I and ITN Stage II.
80		Site Conditions & Surveys	Are there any known subsurface conditions (high water table, unsuitable soils, contamination) not reflected in the provided documents?	None are known at this time.
81		Site Conditions & Surveys	Will UCF provide existing utility as-built drawings beyond the easement documents listed in the solicitation?	UCF is not aware of underground utilities outside the identified easements and does not currently anticipate providing additional utility as-builts.
82		Easements & Utility	What construction restrictions apply within the	It is anticipated that no building construction will be

No.	ITN Section	Issue Topic	ITN Question	Response
		Coordination	Alafaya High Voltage Easement?	allowed within the Alafaya High Voltage Easement. Please refer to the added Duke Energy Easement within “Site Easements” which indicates a 20’ easement from the centerline of the powerline (40’ total width). Developers should not assume that building construction or other improvements will be permitted within the easement area without Duke Energy’s review and approval. Developers will be responsible for coordinating with Duke Energy to confirm applicable clearance requirements and the permissibility of any proposed parking, landscaping, roadway, utility, or other improvements within the easement.
83		Easements & Utility Coordination	Are there setback or clearance requirements for construction activities near the 48-inch Reclaimed Water Main Easement?	Please see response to Question 68.
84		Easements & Utility Coordination	Who holds responsibility for coordination with utility owners (OUC, City of Orlando, UCF Utilities) during relocation or protection work?	The Developer holds this responsibility.
85		Easements & Utility Coordination	Will UCF allow temporary construction staging within any easement areas?	Developers should not assume that construction staging within easements will be permitted. Any proposed use will be subject to the applicable easement terms and approval of the easement holder.
86		Easements / Permitted Uses	With respect to the Duke Energy transmission-line easement affecting Site 2 and the City of Orlando 40-foot reclaimed water main easement along East McCulloch Road affecting Site 1: what uses (e.g., surface parking, stormwater facilities, open space, roadway or utility crossings) will the easement holders permit within the easement areas? Will the University provide title commitments, existing	Permitted uses within the referenced easement areas are governed by the applicable recorded easement documents and are subject to review and approval by the respective easement holders. Developers should independently evaluate the easement documents and should not assume that surface parking, stormwater facilities, open space, roadway crossings, utility crossings, or other improvements will be permitted within the

No.	ITN Section	Issue Topic	ITN Question	Response
			environmental site assessments, and geotechnical reports for the sites during ITN Stage II?	easement areas without applicable easement-holder approval. UCF will provide available title, environmental, geotechnical, and other site due diligence information as it becomes available, including additional information in ITN Stage II.
87	1.1	Parking	Should the site accommodate any parking beyond the retail and residential uses? Is there any offsite parking that should be considered as part of the program? Is there a target parking ratio for the residential vs. commercial, or does the developer have discretion to determine demand?	The Developer has discretion to determine parking demand. Parking should be accommodated on site for any and all asset uses proposed. There are no additional parking needs that should be considered, and no off-site parking opportunities available to accommodate this Project.
88	1.1	Stormwater	Is stormwater 100% onsite or is there offsite retention available?	The Developer should assume all stormwater retention occurs on site. Additional utility information will be provided in ITN Stage II.
89	1.1	Utilities	Are any offsite utility upgrades needed to accommodate the program?	The need for off-site utility upgrades will depend on the Developer's proposed program and associated demand. Additional utility information will be provided in ITN Stage II.
90	1.1	Infrastructure	Of the scope listed as part of the project, infrastructure and parking are referenced together. Can the University please provide more color on what type of infrastructure is expected to be developed by the selected developer?	The Developer is expected to develop all horizontal infrastructure needed for the project as well as all supporting infrastructure needed for vertical improvements.
91	App. IV, p. 7	Site Details and Utilities	Please provide the specific concurrency improvements presently anticipated under the Campus Development Agreement for each site and clarify which roadway, mobility, utility or other concurrency improvements will be borne by the Project.	Project required concurrency improvements contemplated under the Campus Development Agreement will be borne by the Project.
92	App. IV, p.7	Site Information	For all sites, please provide confirmed utility points of connection and available capacities/pressures/inverts for potable water, sanitary, natural gas, electric and chilled water, together with ownership and maintenance	Additional items on utilities will be provided in ITN Stage II.

No.	ITN Section	Issue Topic	ITN Question	Response
			responsibility downstream of each point.	
93	App. IV, p.7	Site Information	Is connection to UCF chilled water optional? May the Developer utilize a standalone mechanical plant/VRF/DX strategy if economically preferable?	Connection to UCF chilled water will be optional and the value will be evaluated in coordination with UCF. Developers may utilize standalone mechanical systems as economically preferable.
94	Appendix IV – Project Overview	Chilled Water / Utility Costs	If chilled water service is utilized, will the chilled water connection fees, impact fees, capacity charges, and ongoing usage rates be fixed at financial close or subject to future adjustments?	Further information will be shared in ITN Stage II.
95	Appendix IV – Project Overview	Utility Capacity	Will UCF commit to reserving utility capacity for the selected project following award, subject to maintaining reasonable development milestones and timelines?	Based on currently available information, UCF does not anticipate capacity constraints for the potential UCF utility connections identified. Final capacity requirements will be evaluated based on the selected program.
96	Appendix IV – Project Overview	Traffic / Off-Site Infrastructure	Does UCF currently anticipate any roadway improvements, transportation concurrency obligations, mobility fees, signalization requirements, or off-site infrastructure improvements that will be borne by the Project?	UCF currently anticipates roadway improvements associated with the development of Site 2, including the proposed roundabout and related roadway/site connections described in the ITN. Developers should assume that Project required roadway, mobility, utility, concurrency, and other infrastructure improvements necessary to support their proposed developments are the responsibility of Developers where required by applicable permitting agencies or utility providers. Additional information regarding known Site 2 roadway improvements and anticipated limits of responsibility will be provided in ITN Stage II.
97	Appendix IV – Project Overview	Site 2 / Stormwater Credits	If Site 2 is selected and UCF elects to make stormwater credits available, how will those credits be priced and allocated, and what limitations or conditions would apply to their use?	Additional details on stormwater credits will be provided in ITN Stage II.
98	Appendix IV Site 2	Infrastructure	**Circle Drive:** Please expand on the purpose and requirements of the Circle Drive, including who is responsible for funding it? How should the developer connect into it?	Assuming Circle Drive is in reference to the proposed roundabout and associated roadway improvements identified for Site 2, the improvements are intended to support access to the development and improve traffic flow at the campus entrance. The Developer should

No.	ITN Section	Issue Topic	ITN Question	Response
				assume responsibility for designing and constructing the Project related improvements and incorporating the associated costs into the Project. The specific scope, limits of work, connection points, and design requirements will be further defined in ITN Stage II.
99	Appendix IV Site 2		For Site 2, will the Developer/Contractor complete the site expansion and roadway improvements listed in Appendix IV or will UCF perform this work?	Please see response to Question 98.
100	General	Infrastructure	For Sites 1 and 3 (in addition to Site 2 addressed in Question 8 above), will the Developer/Contractor be responsible for any off-site roadway, utility, or infrastructure improvements, or will UCF perform/fund this work?	UCF has not currently identified specific off-site roadway, utility, or infrastructure improvements that will be required for development of Sites 1 or 3. Developers should assume responsibility for improvements necessary to support their proposed development, including any off-site improvements required as a result of the proposed program or by applicable permitting agencies or utility providers. Additional information regarding known infrastructure conditions and requirements will be provided in ITN Stage II.
101	General	Parking	What are the current parking replacement obligations, if any, for surface parking or facilities displaced by the Project at each site, and does UCF have a minimum parking ratio it expects the Developer to provide by use type or will that be determined by market demand/Developer's assessment?	Parking ratios will be determined at the Developer's discretion. Parking displacement is not anticipated on Sites 1 and 2. Site 3 currently leases parking to The Celeste Hotel. The current parking arrangement will need to be discussed and negotiated between the Selected Developer, UCF, and The Celeste Hotel.
102		Covered/Structured Parking Requirement	Does UCF require covered or structured parking for the proposed development, or is surface parking acceptable? If structured parking is required, please specify any minimum parking ratio expectations.	Surface parking is acceptable. Parking ratios and the strategy for structured vs. surface will depend on the site plan, end-user requirements, and financial capacity.
103		UCF Shuttle/Transit	Does UCF plan to provide or extend fixed-route	UCF shuttle services will accommodate the

No.	ITN Section	Issue Topic	ITN Question	Response
		Access	shuttle or bus service to serve the proposed development at each site, and if so, please describe existing or planned routes, stop locations, and service frequency. If no shuttle service is planned, please confirm whether residents are expected to rely on personal vehicles, bicycle, or pedestrian access to campus.	developments, should they be located on Site 1, 2, or 3. Additional information on stops, routes, and frequency will be discussed with UCF upon site selection.
104		Bicycle Storage & Alternative Transportation Requirements	Does UCF require specific bicycle storage ratios, covered bike parking, or connectivity to campus alternative transportation (shuttle stops, bike share) as part of the site design?	UCF does not require specific bicycle storage ratios or bike parking. Please see response to Question 103.
105		Operations-Phase Utility Billing	During operations, will utilities be master-metered to UCF with reimbursement from the Selected Developer/operator, or direct-billed to the Selected Developer/operator?	For any utilities provided by UCF, billing rates will be provided and sub-meters will exist supporting the Project.
106		Off-Site Roadway Improvement Requirements	Are any off-site roadway or intersection improvements (e.g., turn lanes, signalization along Alafaya Trail) anticipated as a condition of Orange County approval, and if so, who bears responsibility for those costs?	As part of the development process, the Developer will need to coordinate with Orange County, FDOT, and Duke Energy on any Alafaya Trail changes and approach, such as curb cuts, changes to the pedestrian guardrails and new signals. Please see response to Question 96.
107		McCulloch Road Water Main Relocation Costs	Please clarify the scope of the McCulloch Road reclaimed water main relocation referenced in the site documents and confirm whether relocation costs are the responsibility of UCF or the Selected Developer.	UCF does not currently anticipate requiring relocation of the 48-inch reclaimed water main. Developers should plan their proposed development to accommodate the existing main and associated easement. If a Developer proposes relocation or modification as part of its development plan, such work will be subject to review and approval by Orange County and any other applicable parties. The Developer should assume responsibility for all costs and coordination associated with any Developer proposed relocation or modification. Please also see response to Question 67.

No.	ITN Section	Issue Topic	ITN Question	Response
108		Utility Capacity — Water, Sewer, Electrical	Please confirm whether existing water, sewer, and electrical infrastructure at each site has sufficient capacity for the proposed development, or whether the Selected Developer will bear costs for upsizing or extending service.	Please see responses to Questions 92 and 95.
109		Responsibilities & Risk Allocation	Will the developer be responsible for all site preparation, including grading, demolition, and utility relocation?	Yes.
110		Utilities & Off-Site Infrastructure	Regarding utilities and offsite infrastructure: (a) what is the current status of the chilled water negotiations referenced in Appendix IV, (b) can the University confirm available potable water and sanitary sewer capacity for each site under applicable concurrency requirements, and (c) does the University anticipate any developer-funded offsite roadway improvements (e.g., turn lanes, signalization, or modifications to North Alafaya Trail, East McCulloch Road, or Centaurus Boulevard)?	Please see responses to Questions 92, 95, and 96.
111	Tab F.1	PDA	This section states that the University does not anticipate entering into a PDA for assets not included in the non-profit ownership model. If certain assets fell outside of the non-profit ownership structure, would the University expect to execute a similar agreement with a different name and/or scope? More color on this would be appreciated.	No, UCF is not considering entering into a PDA for the other Project components.
112	Tab F.1	PDA	In the provided table, one termination basis refers to the inability of the parties to agree on terms for a ground lease. Is this bullet intended to capture the ability to agree to any project agreement like a development agreement, property management agreement, etc.? Or solely the ground lease?	The Ground Lease is the only agreement where UCF will be a counterparty to the agreement with a member of the Developer's team. Inability to finalize the other agreements is not contemplated in this provision. The PDA draft that will be included in ITN Stage II is anticipated to include several key Ground

No.	ITN Section	Issue Topic	ITN Question	Response
			Since the ground lease would be an agreement between a non-profit owner and the University where the selected developer would not be a party, we are seeking to clarify the intent of this termination basis.	Lease and Development Agreement concepts to best align at the outset of the PDA process.
113	Sec. 3.2, Tab F.3	Operations	For the incentive fee KPIs requested in Tab F.3, Proposers are asked to include a list of potential KPI thresholds. Does UCF have preferred metrics (e.g., occupancy milestones, resident satisfaction scores), or are Proposers completely free to define these?	Developers are free to suggest KPI concepts.
114	3.2 Tab F.1 – Key Business Terms	BOG Approval / PDA Termination Compensation	If Board of Governors approval is denied, delayed, or conditioned in a manner that materially impacts project feasibility, how will approved third-party expenses, accrued developer fees, and other predevelopment expenditures be treated upon termination or suspension of the Project?	As stated, failure to obtain BOG approval will constitute a Termination for Infeasibility or Force Majeure and "UCF will negotiate terms for a commercially reasonable extension of the PDA if a Force Majeure event occurs or the Project becomes temporarily infeasible."
115	3.2 Tab F.1 – Key Business Terms	Force Majeure / Infeasibility Compensation	If the Project is terminated due to force majeure or infeasibility, will the Developer be entitled to reimbursement of approved third-party expenses and accrued developer fees? If so, how will such amounts be calculated and paid?	Please see response to Question 114.
116	3.2 Tab F.1 – Key Business Terms	Force Majeure / Termination Classification	If a force majeure event occurs and the parties are unable to agree on a commercially reasonable extension or revised Project terms, will termination be treated as a no-fault termination, a developer default, or another category of termination?	This would then become a Termination for Infeasibility or Force Majeure.
117	3.2 Tab F.1 – Key Business Terms	Ground Lease / PDA Termination	If the parties are unable to reach agreement on final Ground Lease terms after completion of the PDA process, does the "Inability to Execute Ground Lease" termination provision apply regardless of the reason for disagreement, including disagreements related to economics,	UCF anticipates that the Ground Lease or key Ground Lease provisions need to be agreed upon prior to submitting the BOG package, which will be several months in advance of completing all PDA activities.

No.	ITN Section	Issue Topic	ITN Question	Response
			ground rent, approval rights, or other University-required terms?	
118	Appendix IV – Project Overview	Affiliated Housing / Rental Rate Governance	What authority will the proposed Advisory Committee have with respect to annual rental rates, operating policies, and occupancy strategies, and will ownership retain final authority over rental rates necessary to satisfy financing and operational requirements?	The proposed Advisory Committee will provide the owner with suggested annual rates, policy changes, and occupancy strategies. It is at the discretion of the owner to approve and implement these recommendations.
119	Appendix IV – Project Overview	University Contingency	Under what circumstances may the University draw upon the University Contingency, what approvals are required, and what becomes of any unused contingency balance at Project completion?	UCF is initially considering the need for University Contingency to allow for Project enhancements / adds, reinsertion of finishes that were value engineered out of the Project, and similar (i.e., items that do not have material scope / design impact and are value adds identified during the design process). If Developers believe that this will fall into a separate contingency, UCF is willing to discuss this further in ITN Stage II.
120	Appendix IV – Project Overview	Ground Rent Structure	Can UCF provide additional guidance regarding its preferred structure for above-the-line ground rent, including anticipated coverage thresholds, participation mechanisms, and any minimum return expectations?	All financial feasibility thresholds should be in compliance with BOG P3 guidelines and finance requirements. Additional information will be shared in ITN Stage II. UCF would like the Developer to consider an above-the-line ground rent structure and/or other participation structures, while maintaining debt coverage and financial feasibility.
121	Appendix IV – Project Overview	Site 2 / Retail Anchor Tenant	For the prospective approximately 30,000 SF retail anchor tenant contemplated on Site 2, will the selected Developer retain discretion to negotiate lease economics, tenant improvement obligations, and deal structure, or will material business terms be predetermined by UCF?	Please see response to Question 32.
122	3.2 Tab D.1 / Appendix IV	Ground Lease Term	Appendix IV (Slide 4) states the maximum ground lease / sublease term sought for the student housing component is 40 years, in alignment with the Florida P3 Guidelines, and that UCF desires the retail sublease to be as close to coterminous	The 40-year term for Affiliated Student Housing is not negotiable. Adherence to this threshold is critical to best position the Project for BOG approvals and greatly reduces approval risk for all parties. UCF seeks to have the other subleases as close to coterminous as

No.	ITN Section	Issue Topic	ITN Question	Response
			with the student housing sublease as possible. Please confirm: (a) is the 40-year term a hard cap under UCF's master lease with the Internal Improvement Trust Fund (IITF) or a negotiable policy position; (b) what term does UCF anticipate for the multifamily/workforce housing and infrastructure/parking components if not coterminous with the 40-year student housing term; and (c) are renewal or extension options contemplated at the end of the term?	student housing, as economically viable. UCF is requesting that Developers propose strategies that align with this concept, and renewal and extension options may be considered if in the best interest of all parties.
123	2.44	Sales Tax / DOPO	Section 2.44 states the Project will not qualify for UCF's Direct Owner Purchase Order (DOPO) sales tax exemption program. Does this apply uniformly across all Project components, including any portion structured under non-profit/tax-exempt ownership, or could DOPO or another sales-tax mitigation approach apply to specific components?	This applies across all project components.
124		Parking Revenue Treatment	If structured or surface parking is developed as a revenue-generating component of the project, how will that revenue be treated or split under the ground lease?	Parking revenues will stay within the Project and be allocated to each component accordingly. Additional details on parking revenues between assets will be included in ITN Stage II.
125		Rent Growth/Escalation Assumptions for Pro Forma	What rent growth or escalation assumptions should Proposers use in their pro forma, and should the Board-approved on-campus rate increases (Fall 2026 +19%, Fall 2027 +15%, Fall 2028-2030 +4%/year) inform new-development rent assumptions, or are those specific to existing inventory?	Board approved on-campus rates are anticipated to have no impact on this Project. Further information will be provided in ITN Stage II to ensure comparability between proposals.
126		End-of-Term Reversion Terms	What are the end-of-term reversion terms at the conclusion of the 40-year ground lease — do improvements revert to UCF at no cost, or is there a buyout or compensation mechanism?	Developers should assume that reversion occurs at no cost to UCF.
127		Ground Lease Rent Structure	Please clarify the anticipated ground lease rent	In ITN Stage II, Shortlisted Developers will prepare

No.	ITN Section	Issue Topic	ITN Question	Response
			structure (e.g., base rent, percentage rent, or nominal/peppercorn structure) and how it is intended to interact with the tax-exempt bond financing.	pro formas that balance UCF's strategic priorities with the financing requirements.
128		Applicable Impact Fee Schedule	Please provide the current Orange County and UCF impact fee schedule applicable to this project, as these are excluded from the Developer Fee calculation base and Proposers need this figure to budget accurately.	For purposes of ITN Stage I, UCF does not currently anticipate Orange County impact fees applying to development on UCF property. Any UCF utility or connection charges will be identified in ITN Stage II.
129		UCF Project Management Fee Amount	Please provide the dollar amount or calculation methodology for the UCF Project Management Fee referenced in the fee structure as excluded from the Developer Fee calculation base.	UCF is evaluating the level of internal PDC resources required to support the Project. It is anticipated that PDC's fee will be proposed as an annual staffing cost (i.e. [$XXX] / year) and not as a percentage of Project value. UCF will prescribe this dollar amount in ITN Stage II.
130		Insurance & Bonding Requirements	What insurance and bonding requirements will apply at the GMP/construction stage, and should Proposers address anticipated bonding capacity in the Stage I response?	Payment and Performance Bonds will be required to secure the full and faithful performance of the contractor's obligations with respect to the construction contract and the payment of obligations arising thereunder. Developer shall provide the Performance and Payment Bonds securing any services not covered by the construction contract. Insurance requirements will include general liability, E&O, builder's risk, and other insurance commercially required to support a project and partnership of this nature.
131		University Contingency Calculation & Dispute Process	Please clarify whether the University Contingency (up to 1.50% of total hard and soft costs) is calculated before or after the due diligence and advisor/counsel reimbursement amounts, and describe the process for resolving disputes over contingency fund use.	At this time, Developers may assume that University Contingency is calculated on all hard and soft costs, excluding financing costs. UCF may refine the contingency calculation in the ITN Stage II and associated project documents.
132		Cross-	For sites where housing and retail components	UCF anticipated including a cross-default provision

No.	ITN Section	Issue Topic	ITN Question	Response
		Default/Subordination — Housing & Retail Financing	are co-located but separately subleased, does UCF anticipate any cross-default, subordination, or intercreditor requirements between the two financing structures?	as part of the PDA. This language will be included in the draft agreement, which will be distributed in ITN Stage II.
133		Preferred Bond Issuer/Underwriter Relationships	Does UCF have preferred or existing relationships with a bond issuer, trustee, or underwriter that Proposers should incorporate into their financing plan?	No.
134		501(c)(3) Financing Intermediary	Does UCF have a specific nonprofit 501(c)(3) intermediary already identified for the tax-exempt bond financing structure, or is the Selected Developer expected to establish one?	No. The Selected Developer will be expected to run a mini-procurement to select a 501(c)(3) partner following award.
135		Responsibilities & Risk Allocation	Does UCF anticipate a ground lease structure, joint-ownership model, or another form of P3 agreement?	A ground lease structure.
136		Responsibilities & Risk Allocation	What insurance and bonding requirements will apply to the contractor (builder's risk, general liability, performance bonds)?	Developer agrees that at the Financial Closing it will execute and deliver to UCF an investment grade Project guaranty and/or combination of one or more performance bonds, liquid financial instruments, parent company guaranty, and cash retainage for completion of the Project in form satisfactory to the parties and any Project lender/capital partner, pursuant to which the Developer will guaranty Project completion on-time and on-budget as such development budget and Project timeline may be agreed upon by the parties and set forth in the Project Agreements.
137	2.7.F, Table A	Rubric weighting	Can the University please provide weighting % for this rubric to help proposers better understand the most important elements of the response?	There is no weighting for the evaluation criteria.
138	3.2	Experience of Proposer	Do the case studies submitted by the design, construction, and property management teams need to include the same elements in their	They are not required to but should match the format and elements included to the extent possible.

No.	ITN Section	Issue Topic	ITN Question	Response
			descriptions that are required in the developer case studies?	
139	Appendix II	Appendix II	Can Appendix II be completed just once for Developer if we would fill multiple roles on the project? Or do separate versions need to be submitted?	Appendix II should be filled out by the Developer and each subcontractor. If Developer is filling multiple roles within the project under the same entity, Appendix II only needs to be completed once.
140	2.57	UCF Data	At what stage of the process does Developer/Contractor need to confirm and accept these provisions?	This is a non-negotiable Term & Condition and needs to be accepted to be considered responsive to Stage I ITN response. This will be a requirement for the Selected Developer to satisfy following Award.
141	2.58	Background Checks	Are these checks required to submit the ITN Stage 1 response? If not, at what stage of the process are these background checks required?	This is a non-negotiable Term & Condition and needs to be accepted to be considered responsive to Stage I ITN response. However, background checks are not requested during Proposal submission stages. This will be a requirement for the Selected Developer to satisfy following Award.
142	2.59	E-Verify	At what stage of the process does Contractor need to confirm it is registered with and uses E-Verify?	This is a non-negotiable Term & Condition and needs to be accepted to be considered responsive to Stage I ITN response. This will be a requirement for the Selected Developer to satisfy following Award.
143	3.2.C.4–6	Case Studies	Should the design, construction and property management case studies include the same level of detail required under 3.2.C.3?	Please see response to Question 138.
144	3.2.C.9	Disclosure Statements	Should a statement of disclosure for items 9a–d be provided for each firm on the Proposer's team, or only the lead proposer?	Each firm submitting in ITN Stage I.
145	3.2.C.9b	Signed Certification	Is the referenced signed certification, Appendix II? Please confirm if Appendix II is the required signed certification referenced under 3.2.C.9b.	Confirmed. The referenced signed certificate is Appendix II.
146	3.2.F.4	Supporting Documentation	Due their nature in length, will the University consider excluding supporting documentation	Yes – this supporting documentation can be excluded from the page limit.

No.	ITN Section	Issue Topic	ITN Question	Response
			from the page limit? (Specifically consolidate balance sheets and letters of support from debt and equity providers)	
147	Appendix III	EUNA Bonfire Submission	Will the 'Prepare Your Submission' Option on Bonfire become available closer to the submittal deadline? The portal currently does not allow this option and states "This opportunity does not require submissions."	Yes.
148		MWBE/SBE Participation Goals	Does UCF have minority-owned, women-owned, or local/small business enterprise (SBE) participation goals or requirements that Proposers should address in their submission?	No.
149		Stage I Team Identification Requirements	Must all members of the development team, including the proposed student housing operator/property manager, be identified and formally bound in the Stage I submission, or may additional team members be confirmed or added at Stage II?	Additional team members can be added in Stage II, but Stage I should identify developer, architect, contractor, and manager.
150		Fall 2029 vs. Fall 2030 Delivery Preference	Beyond the general request for Proposer feedback, does UCF have a preference between Fall 2029 and Fall 2030 delivery based on current bed-need modeling, given on-campus occupancy has exceeded 100% since Fall 2022?	UCF has not established a preference at this stage and is requesting Developer input regarding the earliest achievable delivery and associated schedule risks.
151		Schedule & Phasing	Does UCF have a target completion date or phased delivery schedule for the mixed-use development?	UCF has not established a specific target completion date at this stage. Developers should propose the earliest achievable delivery schedule based on their proposed development program, including any recommended phasing, and identify key schedule assumptions and risks. UCF will use this information to further establish the anticipated Project schedule during ITN Stage II. Phased delivery may be considered where it provides schedule, operation, or economic benefits to the Project.

No.	ITN Section	Issue Topic	ITN Question	Response
152		Schedule & Phasing	Will liquidated damages be included for schedule delays?	UCF anticipates that the Project Agreements will include appropriate remedies for failure to achieve agreed delivery milestones, which may include liquidated damages.
153		Procurement & Evaluation	How will UCF weigh construction experience versus financial capacity in proposal evaluation?	Please see response to Question 137.
154		Procurement & Evaluation	Will UCF consider alternative construction methods (modular, tilt-wall, hybrid steel) if they reduce cost or schedule?	Yes.
155		Procurement & Evaluation	Will value-engineering proposals be accepted during negotiation?	Yes.
156		Meetings & Communication	Will the pre-proposal meeting include a site walk-through?	Yes. This will take place during ITN Stage II for Shortlisted Developers only.
157		Meetings & Communication	May bidders submit follow-up questions after the pre-proposal meeting?	Yes. There will be an opportunity for questions to be submitted following site tours for Shortlisted Developers only.
158		Meetings & Communication	Will UCF publish all questions and answers publicly for transparency?	Yes.
159		Schedule / BOG	To support a fall 2029 delivery: which Board of Governors meeting dates does the University target for P3 approval, and by what date does the University believe the ground lease must be executed and financial close achieved? Can the University confirm that permitting will run exclusively through the UCF Building Code Office and St. Johns River Water Management District, with no Orange County land-use entitlements required for any of the three sites?	UCF has not established a specific Board of Governors meeting date for the Project approval. Developers should propose a development schedule that identifies the timing necessary for BOG approval, execution of the Ground Lease, financial close, permitting, construction, and other critical-path activities to support the proposed delivery date. UCF will work with the Shortlisted Developers during ITN Stage II to further refine the anticipated approval development schedule. UCF will serve as the AHJ for building permitting and inspections for construction occurring on the UCF property through the UCF Building Code Office, with review and approval by the State Fire Marshal and St. Johns River Water Management District, as

No.	ITN Section	Issue Topic	ITN Question	Response
				applicable. UCF does not currently anticipate a separate Orange County land-use entitlement for the contemplated development. Certain roadway, access, utility, environmental, or other improvements may nevertheless require coordination, permits, or approvals from applicable external agencies, or utility providers, including Orange County, FDOT, Duke Energy, or others depending on the proposed development and scope of work.
160		Schedule	If known, what is the anticipated schedule for construction of this project?	Developers are requested to propose construction schedules in accordance with ITN Stage I Tab D.
161	Sec. 1.1 App. IV, p. 4	Operations	Does UCF expect the university police department to have primary jurisdiction and patrol duties, or should we budget for private, dedicated on-site security? Any other retained services that UCF would like to manage or extend to the proposed community?	UCF Police will have jurisdiction over the Project. Additional expectations regarding on-site security and coordination with UCF Police will be addressed in ITN Stage II.
162	General		Are there any standard UCF working hour restrictions or limitations by season or time of year that would impact construction hours on site?	Construction on any of the sites is generally permitted to occur between 7am and 8pm. There may be specific dates where site access may be impacted by campus events and these dates will be discussed with the Selected Developer following award.
163		Pet Policy Restrictions	Outside of standard Emotional Support Animal (ESA) and Service Animal accommodation requirements, does UCF have restrictions or policies regarding pets being allowed onsite at the development, and if so, please provide those requirements.	UCF does not currently anticipate imposing its University-owned housing pet policy on the privately operated Project. The Developer may propose a pet policy consistent with comparable multifamily/student-housing properties, subject to applicable law and final Project Agreements.
164		Responsibilities & Risk Allocation	Will prevailing wage, Davis-Bacon, or other labor compliance requirements apply?	No.
165		Schedule & Phasing	Are there campus operational restrictions that may affect construction hours or heavy equipment access?	Please see response to Question 162.