

## **LEASED SPACE NEAR STORRS RFEI**

### **QUESTIONS AND ANSWERS**

April 25, 2016

#### **QUESTIONS:**

- 1 Will the University consider doing the build out (providing the improvements) to spaces that do not currently contain the improvements defined in paragraph 2.3 or must this be accomplished by the landlord?**
  
- 2 If space buildout is required, will the occupancy date still need to be on or about August 1, 2016?**
  
- 3 If we have multiple contiguous spaces available that are being offered in any combination suitable to the University (i.e. Space Type I, Type II, Type III), should we submit individual responses for each space or can they all be described on one response?**
  
- 4 Does the proposer need to be an Owner or can it be a Lessee?**

#### **ANSWERS:**

It is unlikely that the University would do the build-out of the spaces. The respondent may indicate that the University would need to accept the space "as is", but if the current layout or finishes do not meet the University's needs, then the response would not be accepted.

The August 1, 2016 date is a target and optimal date for the University. If a later date is required by the respondent due to the build-out, it should be indicated in the response and the University will consider same during the review process.

The University would prefer a submission for each Type of space. If the space is such that it can be broken down into smaller areas, and the responder is willing to offer this flexibility to the University, then a range of space sizes within each Type should be provided in the response.

Due to the need to have State contracting standards in all agreements, the University cannot assume or sublease a space. Therefore, the proposal needs to come from the Owner of the property.