

1. Is there a minimum retail size requirement?
 - a. **There is no minimum retail size requirement for this RFP. It is the university's intention to provide a development to support and enhance the student experience through one or multiple appropriate venues or opportunities**
2. Will the University assist in pursuing the necessary zoning for the selected development? Have any conversations with the city been initiated?
 - a. **The respondent will be responsible for attaining any necessary zoning. The City of Tuscaloosa is aware of this development, but no conversation has been initiated to change the zoning of the parcel. This depends on the structure of the deal. It is the university's intent to facilitate the development to the extent necessary.**
3. Can you provide any information on utility capacity/availability?
 - a. **Maps of utility locations and providers will given.**
 - b. **Storm water detention will be required but related to the amount of permeable surface.**
4. Can you provide any further details on the parking behind Publix? Who owns the land? Could the parking be replaced by garage parking within the development?
 - a. **The University owns this land. Parking locations are negotiable.**
5. Would the University be interested in using existing dining and/or retail partners as part of the project?
 - a. **Yes, the University would be open to using existing dining and/or retail partners. Please contact Kristina Patridge with Bama Dining at kspatridge@ua.edu for more information about programs.**
6. What are the University's key financial goals for the project?
 - a. **The financial return to UA will be balanced with the other project benefits and goals as outlined in the RFP.**
7. Does the University have a preference between upfront and ongoing ground rent?
 - a. **The University does not have a preference; However, depending on respondent's financial history and strength, there may be up front payment requirements.**
8. Is there any beneficial tax treatment given the land is University owned?
 - a. **This land is currently exempt from property taxes. However, depending on the development, programming or use this exemption may be lost.**