

RFP Mather Mansion – Clarifying Information and Questions

1. Please provide hard copies or pdf files of the existing Mather Mansion floor plans. – ***posted on web site.***
2. Please provide AutoCAD files if available of the Mather Mansion, the parking deck as well as the overall site. ***-Not aware of any.***
3. Please provide copies of existing surveys and other relevant building reports.
4. Please provide further detail with regard to the overall deal structure for Mather Mansion. Please explain the proposed business relationship between developer/operator, the University and Euclid Development Corporation. A meeting on this matter would be helpful.
-EADC will lease site to developer/operator.
5. What are the business terms of the lease for Mather Mansion with Euclid Avenue Development Corporation (Term/Rate etc.)? This is unclear from the RFP document.
-To be proposed by developer/operator.
6. We would like maintain the existing green space (and we are fairly certain that SHPO and NPS will require same) in front of the Mather Mansion for outdoor events (weddings etc.). What is the University policy on this?
-No objections.
7. How many parking spaces are at the adjacent garage? Can it accommodate multiple events at the Mansion concurrent with student parking?
8. ***-TBD Negotiated by developer and University.***
9. Is complimentary use of the University pool and fitness center available to hotel guests? We feel replicating another fitness room in the Mansion is redundant compared to the world class pool and new University fitness center.
-TBD Negotiated by developer and University.
10. Expectation of project timeline--what drives prescribed timeline? Spring 2012 construction does not seem realistic from development/engineering and financing perspective. For example, State Tax Credit applications for Round 8 are due March 31, 2012. The awards for this round will be announced on June 30, 2012.
To be proposed by the Developer.
11. In order for the State Tax Credits to be available for this process, the applicant must be a fee simple owner. Will the University be open to creative ownership/partnership structure to allow for the credits to be used for the project?
We must work with State to solve fee simple vs. lease issue. We cannot sell parcel. Long term lease.
12. The existing KA drawings seem to be from the previous arrangement the University had with Paran Management. Who owns the IP rights to these drawings?

-Paran.

13. Please advise the University policy regarding serving alcohol on campus and or/on state owned property. Will the winner be allowed to serve alcohol in the Mansion and outdoors for events?

-TBD. CSU now has three permits for other locations.

14. Availability of liquor licenses and for this zone classification.

-TBD

15. What is the University policy for outdoor catering on campus. Most likely the Mansion will not be equipped with primary food service.

-University Dining has exclusive rights. CSU can provide for fee.

16. Requirements for vendors and suppliers for University owned property.

-No restrictions.

17. Utility pricing for university or state owned property. Will the Mansion have its own utilities and metering?

-Can use CSU services.

18. Existing contracts or agreements relating to university owned property which include or relate to the Mather Mansion.

-Not clear what question is.

19. Policy for operating hours on campus, within university owned or state owned property (i.e. weekday evenings and weekend banquet events or receptions in or around Mather Mansion).

-No rules.

20. Related noise ordinances (i.e. outdoor music at weddings or receptions). Are there stipulated hours for outside events? Does the Mansion need University approval to have an outdoor event at a specific time or date?

-TBD.

21. Copy of 2012 University hotel accommodations per diem (and if different the state employee per diem).

-Same as State.

22. University contract for supplier of hotel accommodations, event and conference spaces. (current copy and summary of significant changes in past five years).

-None. Not available.

23. Previous five years University hotel accommodations consumption report (2006 through 2011) by total, department, month, and hotels used.

-Not available.

24. List of all patents, trademarks, service marks, and copyrights, including all foreign and domestic registrations and applications held relating to Mather Mansion.
Not aware of any.
25. Does the Mather family retain rights to the use of its name? Will there be issues relating to the marketing of a boutique hotel using this family name?
-No.
26. All license agreements relating to intellectual property or software relating to Mather Mansion to which the University is a party.
-Not aware of any.
27. Name of law firm(s) which handles patent, trademark and copyright matters relating to the Property.
-Subject to AG selection. None on retainer. No existing law firm.
28. Correspondence relating to infringement or potential infringement of trademarks, copyrights, or other proprietary rights of a third party relating to the Mather Mansion.
29. *-Not aware of any.*
30. Evidence of registration of any domain name(s) relating to the Property.
-Not clear.
31. Page 15, please clarify #3.4 “Remaining balance in reserve shall transfer with the ownership of the Mansion.”
-In the event that the developer sells his rights on the property, reserve reverts back to CSU.