

IONA COLLEGE
A CALL FOR CONCEPTS

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PREFACE

In order to form a stronger relationship that can better serve the interests of the surrounding community, Iona College and the City of New Rochelle formed a community planning committee with a stated mission and goals that, by way of illustration and not limitation, to establish a viable community-supported means of meeting Iona's future housing needs with a focus on an area within 1/2 mile of the College's LaPenta Student Center. In order to promote discussion of possible student housing options, the College has prepared this request titled, "A Call for Concepts" ("Request") to invite property owners, developers, contractors, designers and/or any party (the "Proposer") who have the capacity to submit to the College student-resident hall development concepts (the "Concepts") for 170-200 beds within the parameters set forth below.

Section I. TIMETABLE, ADDENDA and AVAILABILITY

A. **Timetable:**

- **Submission Due Date & Time:** Submission of Concepts must be delivered to Iona College on or before 12:00 Noon, Monday, April 9, 2012. The submission must be clearly marked with the title "A Call for Concepts" on the exterior of the outer sealed envelope or other packaging addressed to the attention of Mr. Jonathan Ivec, Vice President for Finance/Administration, Iona College, 715 North Avenue, New Rochelle, New York 10801.
- **Inquiries:** In the event a Proposer has any questions or desires any explanation regarding the meaning or interpretation of the parameters set forth herein, such question or explanation must be requested by Monday, March 26, 2012 and forwarded to the College by e-mail addressed to JIVEC@IONA.EDU. Please reference the title "A Call for Concepts" in the subject heading of the e-mail.
- **Presentations and Interviews:** Submissions that comply with the parameters set forth herein will be invited to the College to make a presentation to the Committee. Thus, it is critical that the Proposer include in its submission accurate contact information. Contact information should include name, address, telephone number (cell and office/home), fax number, e-mail address and web site, if applicable.
- **Addenda:** The College may issue one or more addenda to this Request, as it deems necessary or advisable.
- **Authorized Contact:** Proposers are advised that the ONLY authorized contact person for all

matters concerning this Request is Mr. Jonathan Ivec, Vice President for Finance/Administration. No other officer, agent, or employee of the College is authorized to give information concerning or to explain or interpret this Request.

B. Background and Parameters:

In order to ensure the College can meet its necessity to secure additional student housing, the College is exploring all possible land development concepts, including but not limited to purchase of property(ies), long term lease(s), and/or joint-ventures subject to the following parameters:

- Additional Housing for 170-200 new student-resident beds;
- If multiple buildings minimum 85 students per building;
- Satisfactory Environmental Phase I and, if necessary, II study;
- Development on property currently owned by the College or within 1/2 mile of the College's LaPenta Student Center;
- College will ultimately own the development, after debt is extinguished
- College sets price points for room and board rates and will operate the development as a residence hall under a master lease;
- If new development – construction plans must be commensurate with at least a "50 year building";
- Financing requirements not to violate current Dormitory Authority of the State of New York Iona College bond covenants;
- Accommodations styled to appeal to upper class college students;
- Minimum of 125 square foot per student.

Iona will require a showing by the Proposer that the Concept is financially sound and that the development will be performed in compliance with all applicable laws, rules, and regulations and pursuant to the highest industry standards related to this Request. Proposer may include mixed use activities as part of the request.

Section II. FORMAT AND CONTENT OF THE PROPOSAL

A. Proposal Formatting

Proposers should provide all information required in the following format: Attached as Appendix A

A proposal that does not include all of the required information may be subject to rejection. The Proposal should be a clear and concise narrative that specifically addresses the parameters set forth herein.

B. Proposal Due Date

Proposals received after the applicable due date and time at the location prescribed in this Request are late and will not be accepted except at Iona's sole discretion.

C. Non-Binding Acceptance of Proposals

This Request does not commit Iona College to enter into an engagement with any Proposer for any developmental services. Further, Iona College is not liable for any costs incurred in the preparation of a response to this Request.

D. Confidentiality:

The contents of a Proposer's response to this Request are not deemed confidential.

E. Reserved Rights:

Iona reserves the right to:

- Reject any and all Proposals received in response to this Request;
- Waive or modify minor irregularities in Proposals received;
- Use any and all ideas submitted in the proposals received without liability;
- Amend this Request upon written notice to the Proposers;
- Issue Addenda to this Request, upon written notice to the Proposers;
- Issue requests for additional information to any or all Proposers;
- Require Proposers to make presentations on their proposals to the Committee;
- Issue "Clarification Questions" before conducting presentations and interviews;
- Reject any Proposal containing conflicting, ambiguous or materially misrepresented material;
- Determine that a Proposer has substantially met the parameters of this Request and/or request for additional information;
- Waive instances in a proposal for immaterial non-compliance with this Request and reject Proposals as non-responsive for material non-compliance with the parameters set forth herein; and
- At any time and in its sole and absolute discretion, to withdraw or cancel this Request without notice.

Submission of a Proposal is deemed assent to the terms of this Request. Any engagement entered into shall be subject to all required internal oversight approvals (e.g. Board of Trustees) and shall be contingent on the availability of funds.

Except as expressly authorized by the authorized contact person listed in Section 1 of this request, proposers may not contact committee members, officials, employees or consultants of Iona College or the City of New Rochelle regarding this request and the related disposition.