

# Columbia SC RFI for Convention Hotel

## Developer Questions with Authority Responses

1. Is the owner/investor model up to the discretion of developer to propose? Response: Yes, you may propose the ownership model. Note that a public or authority owned model would not be received favorably. The goal of the RFI is not to identify a fee developer.
2. Has any geotechnical been identified? Response: No
3. Where is vehicle arrival planned for the hotel? Response: It is envisioned that the hotel's entrance would be underneath an overhang running along Lincoln, similar to existing overhang at the convention center.
4. What is the preferred number of keys for the hotel? Response: 300 is preferred but the minimum is 225 with more being preferred. The Authority will weigh its selection decisions based on the number of keys.
5. Must the planned hotel be a full-service property? Response: Yes, the Authority's goal is to realize the development of a full-service hotel on the site. The Authority will weigh its selection decisions based on the type and quality of the proposed hotel.
6. Is there a study to show the number of rooms needed to support this project? Response: Yes, both Hunden (most recent) and CH Johnson conducted studies and those reports are available on the project website.
7. When the CMCC expands, will another hotel be added? Response: There are no plans for a second hotel at this time. Moreover, it should be noted that and no additional land/site is available.
8. Is there information on performance of the CMCC? Response: Yes, and it is provided in the RFI request available on the website.
9. How many parking space are included in the prototype design? Response: 200
10. Is there any way to get laundry service on property? Response: Yes
11. Would the site be sold fee-simple? Response: The Authority's strong desire is for a 99-year ground lease for \$1; however, the Authority will make a final determination as to the form and terms during developer negotiations.
12. Would there be laydown space provided with regard to parking? Response: Yes
13. Could the meeting space be placed on a different level other than what was suggested? Response: Yes, the Blur work was to determine IF the Authority's desired program could fit on the site and not necessarily HOW the planned hotel would be designed. Therefore, each development team is strongly encouraged to explore its own site- and design-plans for their proposed hotel project.