

RAGIN' CAJUN FACILITIES, INC.  
APRIL 3, 2014

# REQUEST FOR EXPRESSIONS OF INTEREST: UNIVERSITY COMMONS DEVELOPMENT FOR THE UNIVERSITY OF LOUISIANA AT LAFAYETTE

ISSUED: APRIL 03, 2014  
SITE VISIT AND INFORMATION SESSION: APRIL 23, 2014  
QUESTIONS DUE: APRIL 30, 2014  
O&A POSTED: MAY 06, 2014  
RESPONSES DUE: MAY 13, 2014 BY 4:00 P.M. CST



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# EXECUTIVE SUMMARY



## OVERVIEW OF THE OPPORTUNITY

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The University of Louisiana at Lafayette (UL) is one of the most culturally unique universities in the United States. UL has been positioning itself strategically to capitalize on the phenomenal economic growth being experienced in the Southern Gulf Coast Region of Louisiana known as Acadiana. The focus of this RFEI is real estate owned by UL; a unique site with extraordinary offerings. The property is located in the geographic center of the City of Lafayette and the Acadiana region, with immediate access to all the major features of this thriving south Louisiana 21st century city.

Ragin' Cajun Facilities, Inc. ("RCFI") was created to develop facilities on and near the UL campus. Since 2001 RCFI has successfully executed projects in excess of \$112 million and currently has another \$70 million of projects under construction.

In 2013 UL requested RCFI to explore the development of the 250 acre area known as the "University Commons." To that end, RCFI invites Respondents ("Respondents") to submit a letter of interest and statements of qualifications (RFEI) for the financing, design, construction and operation of specific identified projects which support the high-quality mixed-use development envisioned by the University. The project includes a mix of housing types, ground-floor retail, offices, restaurants, academic research space, performing arts center, convention hotel and convention center expansion. The project must serve as an outstanding example of high-quality, sustainable design and construction that is shown to be financially feasible and responsive to the University's needs by said Respondents.

It is anticipated that a broad range of interested groups will be eligible to respond to the RFEI. Each party submitting a response ("Respondent"), should indicate their interest in all or some part of the opportunity. After review of the RFEI responses, and in line with the selection criteria, Ragin' Cajun Facilities Inc. expects to issue a request for proposals ("RFP") for all or some component part of the opportunity. The decision on whether or not to issue a follow-up RFP will depend on the responses received to this solicitation.

## DEVELOPMENT INTENT FOR THE UNIVERSITY COMMONS

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Under the direction of the University with support from RCFI, a comprehensive campus master plan, with associated development standards and design guidelines, has been completed. The comprehensive campus master plan suggests a variety of uses for the buildable land and new construction for all of the University's land holdings in Lafayette. The focus of this RFEI is the district referred to as "University Commons". The major opportunities for private investment are offices, restaurants, retail and entertainment uses, research, performing arts, convention center, residential uses, provided they are integrated within a larger mixed use environment. The total acres of land subject to private investment and development is approximately 195.5 acres.

It is currently contemplated that a selected team would assume site control through a negotiated long term ground lease, a management agreement and/or other agreements. This team would be responsible for detailed project planning and design, financing and leasing of final real estate products, as well as on-going project management.

Based on the responses to this RFEI solicitation, Ragin' Cajun Facilities, Inc. will issue a request for proposals (RFP) to solicit specific proposals for the development of all or part of the University Commons.

It is further anticipated that one or more firms will be selected by Ragin' Cajun Facilities, Inc. from those submitting responses to the RFP to negotiate a development agreement for projects in the University Commons. Ragin' Cajun Facilities, Inc. reserves the right to award multiple firms, should it be deemed in the best interest of UL.

## CONSTRAINTS

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The comprehensive plan defines a Design Code in the form of Guiding Principles, which intends to clearly guide the decision making design process without becoming too onerous or cumbersome. It is intended that Respondents have an opportunity to propose visionary and exciting concepts that will help frame the development. An exceptionally high standard of design is not only warranted but encouraged. As a state owned property, the development will not be burdened by municipal over site, but rather by University administration and assigned professionals.

## THE GLOBAL DESIGN VISION

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The comprehensive plan referenced here is the result of a yearlong public participatory work effort, involving long hours, linking the input of hundreds of stakeholders. UL administrators, faculty, staff, Lafayette City Government directors, neighborhood organizations and last, but by no means least, the student body of the University, all devoted their passionate input into the creation of their vision. These strategies are made in the form of recommendations and propositions that are structured around established principles to help the University institute a cohesive and memorable place, and one that is built on the highest form of civic art. The entire two volume plan can be viewed and downloaded from <http://www.louisiana.edu/masterplan>.

The entire plan is intended to successfully weave three currently incongruent adjacent landmasses; the *Academic Campus District*, the optional *Lourdes Hospital District* and the *University Commons District* into a cohesive University district, through an articulation of tools including: land patterns, transportation idioms, and environmentally sensitive strategies.

*Academic Campus District* - The *Academic Campus District*, a 137 acre land mass, is the core of undergraduate activity. It contains most of the core academic functions of the University. The land development patterns over the last 100 years can be clearly delineated. The original quadrangle has matured to become the most endeared part of the University's land holdings and has been identified as the land development pattern of choice to model the overall campus. Over the last fifty years, the campus has fallen victim to a commuter mentality of large parking lots scattered throughout the district with heavy focus on vehicular movement and consequently a high cost of the quality of the pedestrian experience and more recently the bicycle experience. Academic space needs evaluations indicate that the University should consider reorganizing its' current academic inventory and may create substantial efficiencies toward addressing existing academic obligations. Furthermore, the introduction of campus living in various housing types will be distributed strategically to promote a 24-hour vitality coupled with a new student life facility, which will serve to enliven the student, faculty and visitor engagement.

*Lourdes Hospital District* - The University is negotiating the purchase of this property therefore is not addressed here.

*University Commons District* - The *University Commons District* has for years served the University's athletic program, fraternity and sorority housing, intramural sports, and most recently an expanded focus to include various research missions and its' Research Village focus to include 200,000 sf of retail, 650 residential units of varying types and price-points, a new 2,200 seat regional performing arts center, an expansion of the convention center with an adjacent 300 room hotel, a new possible lab school, as well as additional undergraduate academic offerings.

The comprehensive plan envisions all districts linked together with a complete system of vehicular, bicycle, pedestrian and a state of the art transportation network, intended to promote a sustainable campus environment.

## GOAL OF UNIVERSITY SELF SUFFICIENCY

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It is Ragin' Cajun Facilities, Inc.'s overall and ultimate goal to develop the University Commons with facilities that are of high quality and superior design, and commensurate with the preferred University architecture, that will be comfortable and efficient in serving the needs of the University, facility occupants, businesses, associations and the community. At the same time Ragin' Cajun Facilities, Inc. is seeking to take optimum advantage of the talents and creativity of private developers and investors to achieve these ends. A mutually advantageous public/private partnership is being sought through this process whereby UL will join with the selected private interests to each do what they do best in developing the University Commons.

## THE DEVELOPMENT OPPORTUNITY

As such, the University envisions utilizing a public-private partnership venture through public-private partnerships in the wake of severely declining State of Louisiana financial support. The project serves the plan's critical goals of creating a variety of market rate housing types providing both cost avoidance and revenue streams to replace declining state dollars which will in turn, enhance the University's expansion efforts. The public-private partnership ventures enable Ragin' Cajun Facilities, Inc. and the University to develop the campus property through new facilities and physical improvements, management improvements, and academic and student services.

### THE MARKET

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The market, identified by market research, for the University Commons, identified a range of mixed uses, including various housing types at various price levels. The design reflects specific locations for each type. Because of the varied housing ranges, it is anticipated that students, professors, researchers, investors, and retirees will engage through strong daily interaction and strengthen the personal, academic, and civic bonds essential to the University community and the broader community as well. Higher densities will make viable University and public transit to the Academic Campus and the region. These recent studies can be viewed in Volume 2 of the web site mentioned on page five (5).

Natural land features and created amenities from parks, playgrounds, and quadrangles are distributed throughout the district, all linked by the "path of knowledge", a figurative and physical green-way that links the University Commons through the possible acquisition of the Lourdes District to the Academic Campus.

The architecture is intended to mirror the architecture of the University's creole collegiate Georgian style while allowing the civic buildings and major public gathering places to project distinctive forms different from that of other buildings while still in some way supporting the fabric of the University's historic base.

### REGIONAL LOCATION

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The "University Commons" is located almost at the city's epicenter, both geographically and also at its' population center. Its' geographic position in the community and its' immediate access to two major arterial access points, Congress Street and Bertrand Drive, including I-10 to the north, postures this site for many vibrant possibilities. The vigor of this site is echoed in the recent market analysis, commissioned as part of this comprehensive plan.

## PROGRAM AND DESIGN

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All future development is subject to specific development guidelines for materials, signage, view corridors, access corridors, vehicular access and loading, and other matters as outlined in the guiding principles. Respondents are however invited to propose any reasonable configuration that is appropriate for their proposed projects.

Respondents are encouraged, as noted in the submission requirements section, to provide as much information as is required for their proposed uses, as well as how assumptions on square footage and physical form intersect with phasing and the project's contribution to the model. The University will work with the selected developers to ensure that the development guidelines take into account the needs of the selected projects.

Respondents should review the campus master plan and consider how the development will relate to the campus, in terms of patterns, materials, view corridors, and pedestrian access between the park and the perimeter promenade.

## ROLES AND RESPONSIBILITIES OF THE RESPONDENT

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The following is a tentative outline of the possible roles and responsibilities of the selected Respondent:

- Serve as the development manager acting on behalf of Ragin' Cajun Facilities, Inc. for the on-going process of planning, financing, constructing and managing the necessary public and common infrastructure, including roads, parking, open space, pedestrian circulation, lighting, sanitary and storm sewerage systems, water, electric, gas, and telecommunication utility systems.
- Develop and/or manage development by others of the planned offices, visitor facilities, performing arts center, hotels, restaurants, convention center, retail, and community facilities. On a negotiated case-by-case basis, these facility sites may be leased by Ragin' Cajun Facilities, Inc. to private interests.
- Provide marketing and property management activities as necessary to assure fulfillment of the campus master plan update and the final development agreement.
- The Respondent will be specifically charged with working with Ragin' Cajun Facilities, Inc. to devise an overall system of parking that meets the needs of building users, visitors, and occupants while taking advantage of the economics and efficiencies of common parking facilities. There may be opportunities for public/private partnerships with Ragin' Cajun Facilities, Inc. and UL in the financing and management of the parking system.
- Take advantage of available public and private initiatives to establish the most effective means to develop the various components of the site development program. A wide array of federal, state and local incentives may be available for consideration. These may include economic development tax credits, tax exempt financing and tax abatement programs. The Respondent shall be responsible for determining and utilizing the most applicable and appropriate initiatives for the various projects within the total development package.

ROLES AND RESPONSIBILITIES OF RAGIN' CAJUN FACILITIES, INC.

It is currently contemplated that Ragin' Cajun Facilities, Inc., will be granted authority, by the University of Louisiana Board of Supervisors through a long term ground lease, to develop the UL property sites referenced in this solicitation. RCFI will in turn provide long term subleases to implement the development.

While Ragin' Cajun Facilities, Inc. does not currently control any significant source of cash or other financial assets to allow it to provide incentives, underwrite, or serve as a financial partner in public/private partnerships related to development projects, it may choose to reduce the private investors' financial risk in certain projects through the price at which land and sites are made available to those projects. Ragin' Cajun Facilities, Inc. will also be in a position to be an effective advocate for projects in their quest for support from agencies of the state, local, or federal government with regard to application for various forms of project support, including financial.

ABOUT THE UNIVERSITY COMMONS

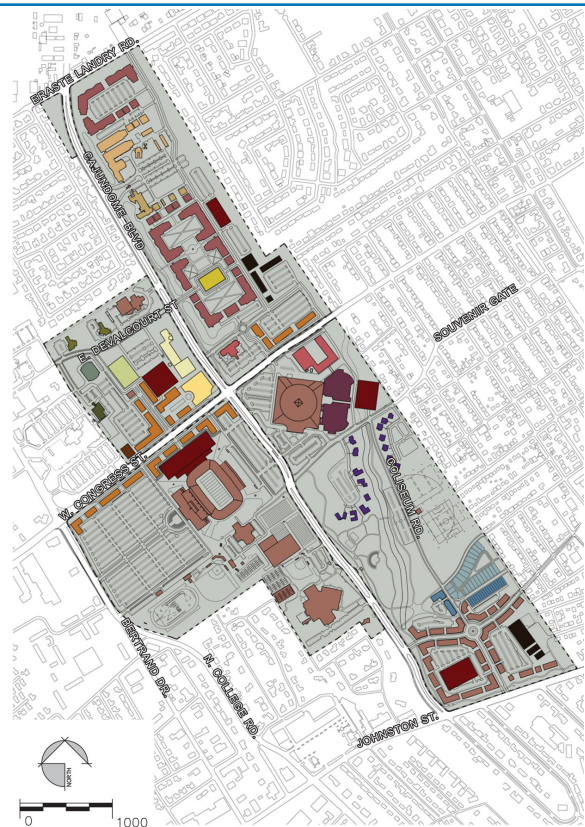
THE MARKET

Market studies indicate a fairly aggressive potential for significant mixed-use which will enhance the University's mission; including research, athletics, as well as community supported amenities such as the performing arts center and convention center.

PROPERTY DESCRIPTION

BUILDING USAGE PLAN

- RESEARCH PARK
- NATIONAL WETLANDS RESEARCH CENTER
- ESTUARINE HABITAT & COASTAL FISHERIES CENTER
- CIVIC LIBRARY
- MAINTENANCE
- MIXED USE
- HOTEL (EXISTING AND PROPOSED)
- UNIVERSITY FACILITIES (EXISTING AND PROPOSED)
- LEDA (EXISTING AND PROPOSED)
- LAFAYETTE PRIMARY CARE BUILDING
- PICARD CENTER FOR CHILD DEVELOPMENT
- LAB SCHOOL K-5
- LITE CENTER
- PARKING DECK
- PERFORMING ARTS CENTER
- GROCERY
- CONVENTION CENTER (EXISTING AND PROPOSED)
- PAN-HELLENIC HOUSES
- SINGLE FAMILY DETACHED HOUSING
- ATTACHED HOUSING
- UNIVERSITY OWNED STUDENT HOUSING
- STUDENT MANSION CONDOS
- LIVE/WORK

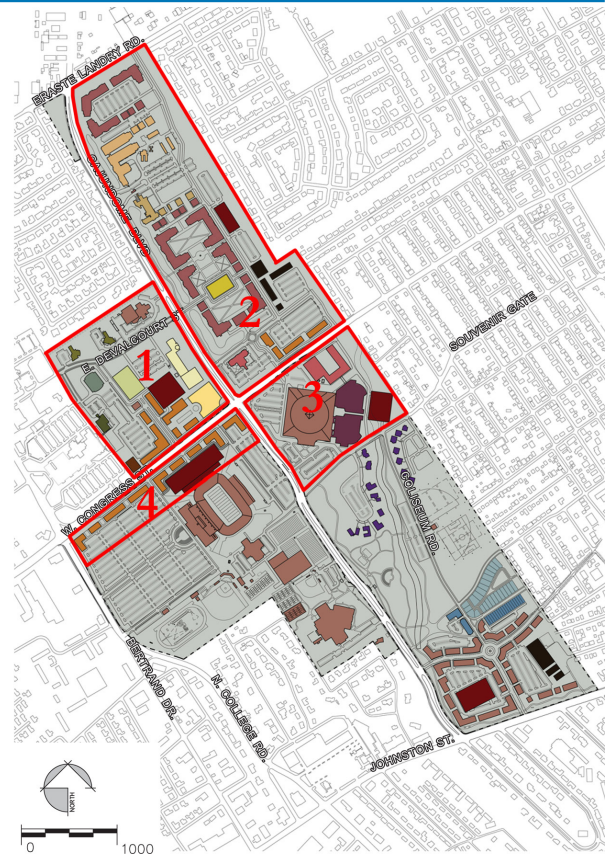




INFRASTRUCTURE

BUILDING USAGE PLAN

- RESEARCH PARK
- NATIONAL WETLANDS RESEARCH CENTER
- ESTUARINE HABITAT & COASTAL FISHERIES CENTER
- CIVIC LIBRARY
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- UNIVERSITY OWNED STUDENT HOUSING
- STUDENT MANSION CONDOS
- LIVE/WORK



The University, in referring to this property, has used the moniker, “University Common”. It is located almost at the city’s epicenter, both geographically and also at its population center. Its geographic position in the community and its immediate access to several major arterial access points, W. Congress Street, Bertrand Drive, Cajun Dome Blvd., and Eraste Landry Drive, including I-10 to the north, postures this site for many vibrant possibilities.

The total site at the University Commons is defined by several existing arterials and collectors, totalling 195.5 acres +/-.

- Block One - Measures approximately 1300’x1540’ - Fronts Congress Street, Cajundome Blvd., and Devalcourt Street; totalling +/- 46.7 acres. Currently includes the LITE Center, Picard Center, Abdalla Hall, and Lafayette Economic Development.
- Block Two - Measures approximately 1100’x3560’ - Fronts Congress Street, Cajundome Blvd., and Eraste Landry Drive; totalling +/- 95.6 acres. Currently the site includes a hotel, National Fish Marine Center and NOAA Research Facility.
- Block Three - Measures approximately 1100’x1340’ - Fronts Souvenir Gate, Cajundome Blvd., Congress Street and coulees; totalling +/- 33.5 acres. Currently the site includes the Cajundome and The First Phase Convention Center.
- Block Four - Measures approximately 386’x2190’ - Fronts Common Property line to Cajun Field, Bertrand Drive, Congress Street, and Cajundome Blvd.; totalling +/-19.7 acres. Currently the site includes parking for Cajun Field.

All utilities are available to the site including:

- Electrical - City of Lafayette
- Gas - Atmos
- Sewer/Water - City of Lafayette
- Fiber/Phone - City of Lafayette

## CURRENT TENANTS

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While the intent is to continue the site's already well established concentrations as a research, civic, and athletic hub, characterized by the National Fish Marine Center, LITE, Abdalla Hall, NOAA, Cajundome and Cajunfield, it will now be enlivened with its' own urban center providing for a balanced work, live, and recreational environment.

The use prescribed by the comprehensive plan can conceivably add substantial value to the University. The plan for University Commons includes:

Research	650,000 sf
Residential	250,000 sf/600 units
Commercial	200-250,000 sf
Convention Center Hotel	300 rooms
Performing Arts	100,000 sf
Convention Center	45,000 sf

The concentration of civic, institutional, and commercial activity will be ingrained into the surrounding neighborhoods, purposely not isolating itself from the community and has been structured emphasizing specific use, by following the principles of mixed-use urban design. With Congress Street and Bertrand Drive as regional connectors to the remaining city, the connecting streets internal to the land plan are delineated through multipurpose thoroughfares for all modes of transport. Many activities, where daily living occurs within walking distance, allow independence to students, professors, and residents alike. All interconnected street networks are designed to encourage walking thereby further reducing the number and length of automobile trips, while conserving energy and the impact on the environment.

## ABOUT UL RAGIN' CAJUN FACILITIES, INC.

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Ragin' Cajun Facilities, Inc. (RCFI), is a Louisiana nonprofit corporation created since 2001 exclusively to promote, assist and benefit the mission of the University by engaging in any lawful activity in which a nonprofit corporation meeting the requirements of Section 501(c)(3) of the Code may participate. The implementation of the mission includes the following, non-exclusive objectives: to acquire, construct, develop, manage, lease as lessor or lessee, mortgage and/or convey student housing, parking facilities and other facilities on or near the campus of the University; and to provide financial assistance to the University.

Since 2001 Ragin' Cajun Facilities, Inc. has successfully executed projects in excess of \$112 million and currently has another \$70 million of projects under construction. The business affairs of the Corporation are administered by a board of five (5) directors, who also comprise the entire membership of the Corporation. Officers of the Corporation are Nick Gachassin, Jr. Chairperson, B. Hunter Trahan, Vice Chairperson, David Fontenot, Secretary-Treasurer, Jerry Luke LeBlanc and William J. Crist.

## SUBMISSION REQUIREMENTS

Responses should include all of the information listed below (with explanations for any missing pieces of information) and be submitted in the correct format by the deadline. All responses submitted by Respondents shall become property of Ragin' Cajun Facilities, Inc. upon submission. Ragin' Cajun Facilities, Inc. is a private, nonprofit corporation.

### DETAILED EXPRESSION OF INTEREST

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The intent of this solicitation is to establish the level of interest in the project, and to identify the most capable prospective participants who will be asked to prepare and submit formal proposals in response to a subsequent RFP.

Respondents are encouraged to express any preferences or priorities regarding specific components of the development opportunity they are interested in. Please provide comments on the overall mixed-use development being sought for the University Commons. You may submit qualifications as an individual company/firm or as a development team.

Individual Respondents seeking participation with others in only one or two uses or development types should clearly indicate this interest. Respondents interested in providing master developer services should indicate this interest as well as any interest in identifying partners or sub-developers for specialty uses.

It is suggested that Respondents submit a narrative outlining in as much detail as possible, which component or multiple components they have an interest preference to pursue. Indicate any factors that might increase or decrease your interest in the opportunity. Please propose any ideas that may affect those thoughts.

Respondents are encouraged to discuss: financing options either that they can bring or would like Ragin' Cajun Facilities, Inc. to sponsor, what obstacles they have encountered in the past and what role Ragin' Cajun Facilities, Inc. can offer to eliminate such obstacles, any creative financing strategies that may be made available to the University and how to best manage the project to assure success.

If a Respondent has an interest for only part of a development zone, and if such interest is dependent on or will require limitations on any surrounding uses or projects within the same development zone, please detail any such dependencies or limitations. Renderings or other graphics as required.

Respondents should also state any suggested terms of lease, including any proposed renewal or extension options.

Respondents should review the selection criteria in the next section to ensure their response addresses key program and design objectives established by Ragin' Cajun Facilities, Inc.

## INFORMATION REQUIRED

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Please provide the following information in the order requested:

1. A summary letter that introduces your firm or development team, briefly states your interest in the University Commons development, briefly outlines your firm's or team's experience and qualifications, summarizes the approach you would anticipate taking to the development of the University Commons project regarding staffing, financing, partnerships, etc. Discuss any major concerns or questions that you have regarding the project and express the reason that your firm or team is the logical choice for this project.
2. A Table of Contents of the material contained in your response should be next.
3. An initial section describing your firm or team's corporate/organization structure and the credentials of its leadership and key staff likely to be assigned to responsible roles in the University project. The contact person for further communication regarding the project shall also be specifically identified, including name, phone and e-mail information. Also, this section should include an outline of the general approach to the project along with a brief summary of each Respondent's vision regarding how the partnership will work.
4. A second section providing detailed descriptions of past and current projects of similar scope, size, character and project requirements that demonstrate the capacity and quality of performance of your firm or team. This should include for each project its location, size, cost, financing, team composition, current status and occupancy, and contact information for the owner or other responsible party.
5. A third section providing at least three selected business references to individuals who have had a particularly strong working relationship with the developer on one or more specific projects and who would be capable of speaking broadly to the firm's approach and performance. Please provide full contact information for these references and notify them that they may be contacted accordingly.
6. A fourth section describing the financial strength and ability of the firm or team to obtain and sustain project financing, both debt and equity.
7. A fifth section describing Respondent's Detailed Expression of Interest as described above.

The University reserves the right to request additional information or clarify submitted information, to alter the procedures for selection, or to reject any and all proposals and to waive any informalities or irregularities in the procedure.

## RESPONDENT TEAM INFORMATION

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Any entity that is not otherwise disqualified from doing business with Ragin' Cajun Facilities, Inc. is eligible to respond to this RFEI. The entity may be for-profit or nonprofit, partnership, joint venture, etc. Each entity submitting a response must demonstrate sufficient financial resources and professional ability to deliver the Project in a manner consistent with its response.

Each response must include a description of the management and/or development team, including the following items:

- Name, address, contact, information, and all relevant background information for the primary point of contact, who can answer any questions posed by Ragin' Cajun Facilities, Inc. regarding aspects of the response.
- Descriptions of each component partner of the proposing entity, including history, size, locations, markets or populations served, executive leadership, annual revenue or budget, and fundraising or financing capacity.
- Names, qualifications, and background information on all members of the Respondent's team, including architects and designers, with relevant experience of all principal members.
- An organizational chart showing key team members and their roles.
- Any additional documentation or information evidencing the strength of the Respondent's team and its ability to complete its' proposed project, such as any prior experience developing similar projects.

## FINANCIAL INFORMATION

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Each Respondent must submit the following information electronically on a cd or memory stick and in Excel format (soft-coded):

- Statement of assumptions on which all calculations are based, including all assumptions typically provided in a pro forma for the proposed use.
- General construction budget delineation hard and soft costs.
- Sources and uses of funds for development, including details of equity and financing sources, an assessment of the risk associated with securing those sources, and a break-out of all soft and hard costs and development and financing fees to be paid on the "uses" side.
- Proposed sources of capital financing for any infrastructure investments required beyond Ragin' Cajun Facilities, Inc. current capital program.
- Preliminary operating budget and cash flow from program and operations. Please provide information to demonstrate that the proposed program generates sufficient revenues to pay for operating expenses (including utilities, taxes, and other ongoing expense), capital improvements (including debt service), and any other costs associated with the proposed tenancies. Responses that are not cashflow positive should clearly note any presumed subsidy sources, and discuss the risk associated with securing those subsidies.
- Description of proposed economic terms of the lease for the development site.

## SELECTION CRITERIA

### QUALITY OF PROGRAM AND COMPATIBILITY WITH THE VISION FOR THE UNIVERSITY

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Ragin' Cajun Facilities, Inc. seeks compelling and exceptional organizations with a high degree of interest and capabilities for the development of this extraordinary property. The proposed development is high caliber in design and executions, the best of its field, and fulfill a need in its given area. Ideally, Respondents should demonstrate how their responses are suited to the unique environment of the campus and its location. Lafayette, Louisiana is a special place, and response must be compatible with, and enhance, the long-term vision of the campus as a vibrant, public, 24-hour community with a diverse mix of uses. Respondent should clearly articulate how their involvement would support the broad vision articulated in the master plan for University of Louisiana at Lafayette.

Responses with a greater level of substance and detail will be favored, if such information demonstrates the Respondents' ability not only to articulate a vision but to realize an exceptional program.

### DEVELOPER CAPACITY

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Respondents should be able to demonstrate excellence in their respective field and have a track record of being involved with high quality projects of a similar scale to the current opportunity. Ragin' Cajun Facilities, Inc. will consider the team's prior experience with major development projects, from planning and financing to capital construction, securing and managing tenants and delivering projects on time and within budget. Lafayette, Louisiana experience is helpful, but not required. Ragin' Cajun Facilities, Inc. is also interested in the Respondent team's track record with current or previous operations.

### FINANCIAL IMPACT TO THE UNIVERSITY

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Respondents must understand that all projects must cover any estimated additional capital and operating costs to the University generated by the presence of the development. New large scale development on the campus must contribute to the overall operations of the campus and help ensure that the campus is ultimately financially self-sufficient. The Respondent should indicate their ability to provide in-kind or financial services that would benefit the University or other tenants (such as transportation). The provision of any such services would be considered in the evaluation of any such response.

## RFEI PROCESS

### TIMELINE

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Responses should identify estimated timeframes for design, construction, and occupancy. The University strongly favors responses that demonstrate a commitment to deliver a meaningful first phase in a timely manner while responding to all of the selection criteria.

### RFEI TIMELINE

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RFEI issued: April 03, 2014  
 Site visit & information: April 23, 2014  
 Questions due: April 30, 2014  
 Q & A posted: May 06, 2014  
 Responses dated: May 13, 2014 by 4:00 P.M. CST

The University reserves the right, at any time and in its sole discretion, to cancel this RFEI, to select one, some, or all of the responses for purposes of a future RFP, to reject all responses, and to release another RFEI in the future on substantially the same, or different, terms from those contained herein.

### SITE VISIT AND INFORMATION SESSION

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The University will conduct an information session and introductory site visit on campus on April 23, 2014 at 10:30 A.M. This session is strongly recommended for all potential Respondents. The site visit will begin at the Alumni Center located at 600 E. St. Mary Blvd., Lafayette, LA, 70503.

Those who wish to attend the site visit must RSVP by April 16, 2014 by emailing Skye Drinkwater ([skye@architectssouthwest.com](mailto:skye@architectssouthwest.com)). Directions and specific information and tour times will be provided with RSVP confirmation. Respondents are encouraged to limit the number of attendees in their group in order to accommodate all interested parties.

### HOW TO SUBMIT

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All responses must be submitted in accordance with the following procedures:

Eight (8) hard copies of the RFEI and one (1) PDF format on disc or memory stick, identified by "University of Louisiana at Lafayette Commons RFEI" on the envelope, must be submitted to and received by Oats and Marino by 4:00 P.M. CST on May 13, 2014. Hard copies of the response shall be no larger than 11 x 17 inches, and should be bound into a single package. Any oversized plans and drawings should easily fold into the response package.

## CONTACT INFORMATION

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Such responses must be delivered by hand, express mail, or courier service to the following address:

OATS & MARINO  
ATTN: PHYLLIS ROY  
100 E. VERMILION ST., STE 400  
LAFAYETTE, LA 70501

Responses that are received after the above indicated date and hour and/or are received at a different location may, in the University's sole discretion, be deemed ineligible.

The University reserves the right, in its sole discretion, to postpone the submission deadline for responses. In case of any such postponement, notice shall be given to the entities to whom this RFEI was distributed; any response submitted prior to such postponement may, at the Respondent's election, be withdrawn and resubmitted.

Responses will be reviewed for completeness and responsiveness to the criteria set forth in the "selection criteria" and "submission requirements" sections above. Respondents may receive a request for clarification or supplemental information following the submission due date.