

State of Wisconsin

Department of Administration | Division of Facilities Management
 Southeast Wisconsin Law Enforcement Facility RFP No. 455-002

Questions Post Tour of Existing Milwaukee Crime Laboratory

No.	Proposer Question	DOA Answer
1	How the Master Plan incorporates the highest and best use and maximizes value for the State. Could you please clarify what you are seeking for us to answer or cover for this point?	The Proposer needs to address this topic at the In-Person Interview.
2	Why your proposal has the best use mix and is economically viable. Could you please clarify what you are seeking for us to answer or cover for this point?	The Proposer needs to address this topic at the In-Person Interview.
3	Implementation Strategy and Project Schedule (Phasing and Timelines). Could you please outline the State's review process and duration of approval times?	The Proposer needs to address this topic at the In-Person Interview.
4	What is the age of the roof on the existing building?	The roof was replaced in the fall of 2010.
5	Has there ever been an environmental analysis (phase I-III) done on the existing building/property? If so, can that information be shared or can you tell us the results?	Environmental assessments for the Milwaukee Crime Laboratory are not available.
6	Is the existing basement square footage including in the listed building total? Is so, what is that square footage?	Yes. The gross square feet of the basement is 31,706.
7	Do you have CAD files of the existing building or as-built .pdf files that you can share?	State building plans are exempt from public disclosure pursuant to Wis. Stat. s.19.36(9) and s.16.851. Therefore, for legal and security reasons, the plans or files will not be provided. After executing a non-disclosure agreement, the selected Proposer will have access to these documents or files.
8	In section 2.A.iv of the In-Person Interview Questions, what do you mean by "best use mix"?	The Proposer needs to address this topic at the In-Person Interview.
9	Does the new facility need any type of LEED certification and, if so, what level?	The State is not requiring a third party verification/certification for the sustainability requirements.
10	What, if any, existing lab equipment will be moved and what FF&E will be the responsibility of the landlord/developer?	Unless clearly identified in the Appendices RFP, the Lessor will be responsible to provide the FF&E.
11	Regarding, FF&E, what is assumed to be relocated to the new facility and what is to remain in the existing space that will require disposal?	Unless clearly identified in the Appendices RFP, the Lessor will be responsible to provide the FF&E.

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12	Is the State responsible for relocation of costs to relocate equipment and/or instrumentation and revalidation of existing equipment?	The State will be responsible for the costs to relocate existing equipment and/or instrumentation and would work with the selected Proposer to coordinate the revalidation of existing equipment.
13	Is the State responsible for removing any hazardous material at the existing State Crime Lab?	The existing Milwaukee Crime Laboratory shall be conveyed in "as-in" condition, without representation or warranty as to physical or environmental condition of the land or any existing structure. The State makes no representations regarding the character or extent of soil or subsurface conditions or the conditions and existence of utilities that may be encountered during the course of any work, re-development, or construction of the property (see page 10 of the RFP).
14	Can basic building plans (even just a building layout) be provided in order to complete a restricted appraisal?	State building plans are exempt from public disclosure pursuant to Wis. Stat. s.19.36(9) and s.16.851. Therefore, for legal and security reasons, the plans will not be provided. After executing a non-disclosure agreement, the selected Proposer will have access to these documents.
15	Regarding the interview, are the rating percentages shared in the RFP the same split for grading of the Interview?	The Selection Committee will compile the results of the short-listed Proposers' three scored components: 1) Proposal (weighted 20% of total score); 2) Interview (weighted 50% of total score) and; 3) BAFO (weighted 30% of total score) (see RFP, page 5).
16	What is/who will makeup of the State's panel for the interview?	The names of the persons serving on the Selection Committee are not available at this time.
17	The lease template referenced in the RFP is a "Gross Lease", however the RFP requests that our proposal be submitted on the basis of a "Net Absolute Lease". Please confirm that (a) our proposal will be on a "Net Absolute Lease" basis and (b) provide a "Net Absolute Lease" form for our review?	The lease template referenced in the RFP is a form of lease utilized by the State. The Proposer should complete the Best and Final Offer Form as provided by the State.
18	With respect to the appropriation conditions found in the "Gross Lease", can the lease be modified to state either (i) State has committed 20 years of funding for the Project or (ii) State affirmatively commits to solicit funds from the Legislature annually as required to meet the Lessee's obligations under the Lease?	The State will not consider changes to the non-appropriation language in the lease document. The gross lease template was provided as part of the RFP to give proposers a general sense of typical terms and conditions that the State will expect in the lease document. While some of the terms and conditions may be subject to change as a result of negotiations with the selected proposer, the non-appropriation language is not negotiable.

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19	As part of the BAFO, you have requested the Purchase Price of the Project at various times during the term of the Lease. Purchase price would include the then current Fair Market Value plus any and all costs associated with early termination of the related debt obligations to be incurred by the Lessor which may include but would not be limited to lender make-whole cost, prepayment penalties, associated legal fees and unearned interest. Do you agree that these costs for early termination of the Lessor debt obligations would be eligible components of the Purchase Price?	Please complete the BAFO as requested. The Proposer may describe and/or provide a formula to calculate the Purchase Price of the Project.
20	Please provide direction on the following FFE questions (20a to 20k):	
20a	Is the gun crusher machine by Tenant?	The gun crusher machine will be provided by the Tenant Agency.
20b	Is walk-in refrigerator @ TXU Extraction lab by Tenant?	The walk-in refrigerator in the TXU Extration Lab (1106) will be provided by the Proposer (see Appendix 3.2, page 25)
20c	Is SEM (Scanning Electron Microscope) provided by Tenant?	The Tenant Agency will provide the SEM (Scanning Electron Microscope) (see Appendix 3.2, page 34).
20d	Is ceiling-mounted projector @ DNA Conf room by Tenant?	All AV equipment, TVs, whiteboards, projection screens, and electronic queuing system are to be provided by the Tenant Agency (see Appendix 3.4, page 2).
20e	Are undercounter refrigerators @ DNA lab by Tenant?	The Proposer will provide the refrigerators in DNA Amplification (see Appendix 3.4, page 4). The Tenant Agency will provide the refrigerators for the DNA Technicians (1304) (see Appendix 3.4, page 5) and DNA Labs (1306) (see Appendix 3.4, page 8).
20f	Is dishwasher @ DNA Evidence Tech lab by Tenant?	The Proposer will provide the diswasher in DNA Technicians (1304) (see Appendix 3.4, page 5).
20g	Is shredder @ Copy/Mailroom by Tenant?	The Tenant Agency will provide the shredder in the Copy/Mailroom (3002).
20h	Is printer/copy/scan/fax machine @ Copy/Mailroom by Tenant?	The Tenant Agency will provide the printer/copy/scan/fax machine in the Copy/Mailroom (3002).
20i	Is photo printer @ Copy/Mailroom by Tenant?	The Tenant Agency will provide the stamp machine in the Copy/Mailroom (3002).
20j	Is stamp machine @ Copy/Mailroom by Tenant?	The Tenant Agency will provide the photo printer in the Copy/Mailroom (3002).
20k	Is telephone system to be by Tenant?	The Proposer is responsible for voice, data, connectivity, cellular and WiFi as described in the Technical Specifications and Design Guidelines in the RFP.