

Hill Farms A&B Re-Development RFP No. 505-004

Responses to Proposers' Questions

Question Number	Question	Response
1	Will the State sign a lease for the new building?	The State intends to enter into a development agreement with the selected Proposer (see Section IV.A.3. of the RFP, page 9).
2	How long is the lease for and will there be an option to purchase the new building?	The State intends to enter into a development agreement with the selected Proposer (see Section IV.A.3. of the RFP, page 9).
3	When will the State exercise the option to purchase?	The State intends to enter into a development agreement with the selected Proposer (see Section IV.A.3. of the RFP, page 9).
4	What type of contract is to be negotiated for the State office building portion of the deal - a "progress pay" construction contract, or will this be a lease, or will it be a "turn-key build to suit" whereby the developer finances and builds the project and the state purchases the building upon completion? Is there a form of contract or lease that the State will require the developer to sign?	The State intends to enter into a development agreement with the selected Proposer (see Section IV.A.3. of the RFP, page 9). The Proposer shall design and construct a turn-key office building to house multiple State agencies as described in the RFP (see Section I.1. of the RFP, page 1 and Section I.A. of the RFP, page 1).
5	Does the state 4% fee need to be included as part the proposer's pro forma?	No.
6	Do the community gardens need to remain or can they be removed or relocated?	The garden does not need to be included in Proposer's master plan. However, if the Proposer choses to retain the garden, it should not be located on the remaining State-owned land.
7	Does the community garden need to be accommodated in the plan? If so, what are the specific requirements.	The garden does not need to be included in Proposer's master plan. However if the Proposer choses to retain the garden it should not be located on the remaining State-owned land.
8	Zoning - Have there been preliminary discussions with the City regarding rezoning and what they expect to see or will accept?	The Proposer must comply with the City of Madison's zoning requirements (see Appendix 5, Item 2 and click on link to "Zoning Information").
9	Zoning - If there have not been preliminary zoning discussions with the City, is it the expectation/ acceptable that all pursuing developers meet with the City ahead of time?	The Proposer shall not initiate or pursue any discussions or communications with the media, government agencies, and/or the community without first coordinating with and receiving the approval of the State (see Section IV.B.5. of the RFP, page 10).
10	Will vehicular ingress/egress into and out of the site from University Avenue be allowed? Will additional curb cuts for ingress/egress be allowed on Sheboygan Avenue?	The Proposer must comply with the City of Madison's zoning requirements (see Appendix 5, Item 2 and click on link to "Zoning Information"). Please also refer to the Search and Hold Title Insurance Policy for the Hill Farms Property (see Appendix 3, Item 3 and click on the link).

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11	Has there been any discussion with the City about height restrictions on new buildings on the site? Has there been any discussions with the City on PD zoning for the site?	The height of the new State office building cannot exceed the height of the existing Hill Farms Facility (see Appendix 5, Item 2 and click on the link to "Zoning Information"). The State has not discussed PD zoning with the City.
12	How much parking needs to be available at all times during construction for the Hill Farms building?	Currently, approximately 960 parking stalls are used at the Hill Farms Site. Therefore, during construction, 960 parking stalls need to be available.
13	Parking Table: Does this represent the maximum number of spaces? Do we need to plan for future growth above these numbers?	The parking table in Appendix 2.8 summarizes the minimum parking requirements of the State agencies that will be housed at the new State office building. For parking information, see Section I.C.2 of the RFP, page 3.
14	Will all of the DOT's current parking needs have to be accommodated on the existing site during construction of the new facility?	Yes.
15	Will there be any alternative off-site parking locations for staff during construction?	No.
16	How many parking stalls are currently at Hill Farms?	The current number of parking stalls is 1,478.
17	How many parking stalls will be allowed to be taken by the contractor during construction?	Approximately 500 parking stalls will be available during construction.
18	Can the parking ramp be shared with residential tenants for use at night and weekends to a certain extent?	If economically beneficial to the State, shared use of the parking facilities to support the future re-development of the remaining land will be considered (see Section I.C.2 of the RFP, page 3).
19	Regarding item III.D.6.b.: The Project Overview states that the State Office Building is required to be turn-key, is a Proforma, and Cash Flow Projection applicable?	Yes, a proforma and cash flow projections are required (see Section III. D.6.b. of the RFP, page 8).
20	Regarding item III.D.6.b.: The Project Overview states that the underutilized land and existing office building must be purchased by the Successful Proposer, is a Proforma, and Cash Flow Projection applicable?	Yes, a proforma and cash flow projections are required (see Section III. D.6.b. of the RFP, page 8).
21	Regarding item III.D.6.b.: The Project Overview states that the Badger Road Office Building must be purchased by the Successful Proposer, is a Proforma, and Cash Flow Projection applicable?	Yes, a proforma and cash flow projections are required (see Section III. D.6.b. of the RFP, page 8).

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22	Will the project have to include any cost for DFD involvement? (There is typically a 4% fee for DFD's management and review services on state projects that have the state's standard delivery method.)	No.
23	Are the "pro forma and cash flow projections" that are requested for the office building or for the developers plan on the remaining property?	The proforma and cash flow projections required in the Proposal are for all Project components (see Section III. D.6. of the RFP, page 8).
24	What are working hours of the state agencies that will be occupying this building? (i.e. Can we assume they are mostly Monday-Friday from 8am - 5pm?.)	State Agency hours of operation are discussed in Appendix 2, State Agency Tenant Program Requirements.
25	Are the existing office building fully occupied presently? What is the anticipated occupancy level prior to the relocation to the new building?	Yes, the existing Hill Farms Facility and Badger Road Facility are fully occupied. That will not change prior to relocation.
26	What review role will DFD have over the team during the design phase?	See Appendix 1, Section I. A. on page 1 and Section 1.E on page 2
27	Will the names (including department and title) of the members of the selection committee be provided?	No.
28	If requested, will an extension be granted on the Proposal Due of November 7, 2014?	No.
29	We would like an ACAD file of the survey for our design purposes.	The State does not have an ACAD file of the survey.
30	Please provide plans for the existing Hill Farms Office Building and Site, including all existing easements and underground utilities.	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 for the Hill Farms Facility will not be provided. After executing a non-disclosure agreement, the selected Proposer will have access to these documents. See Appendix 3, Item 1 for existing easements and underground utilities at the Hill Farms Site.
31	Please provide plans for the existing Badger Road Office Building and Site, including all existing easements and underground utilities.	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 for the Badger Road Facility will not be provided. After executing a non-disclosure agreement, the selected Proposer will have access to these documents. See Appendix 4, Item 3 and click on the link to "Search and Hold Title Insurance Policy" for the existing easements on the Badger Road Site. An ALTA Survey is not available for the Badger Road Site.

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32	Please provide Phase 1 environmental assessments for the existing Hill Farms Office Building and property.	Environmental assessments for the Hill Farms Site are not available (see Section IV.B.1 of the RFP, page 9 and Section IV.B.2.b.of the RFP, page 10).
33	Please provide Phase 1 Environmental Assessments for the existing Badger Road Office Building and property.	Environmental assessments for the Badger Road Site are not available (see Section IV.B.1 of the RFP, page 9 and Section IV.B.2.b.of the RFP, page 10).
34	Please provide geotechnical reports or other available information on the soils and site for the Hill Farms and Badger Road sites.	Geotechnical reports for the Hill Farms Site and Badger Road Site are not available (see Section IV.B.1 of the RFP, page 9 and Section IV.B.2.b.of the RFP, page 10).
35	Are there floor plans and basic schematics for both existing buildings that can be distributed?	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.
36	Is the Badger building and/or parking expandable?	For information about the Badger Road Site, see Appendix 4, Item 3 and click on the link to "Search and Hold Title Insurance Policy" and Appendix 5, Item 2 and click on the link to "Zoning Information."
37	Are there any environmental assessments of the site available?	Environmental assessments for the Hill Farms Site and Badger Road Site are not available (see Section IV.B.1 of the RFP, page 9 and Section IV.B.2.b.of the RFP, page 10).
38	Are there soils reports for the sites that are available?	Soil reports for the Hill Farms Site and Badger Road Site are not available (see Section IV.B.1 of the RFP, page 9 and Section IV.B.2.b.of the RFP, page 10).
39	Regarding both the Hill Farms and Badger Road properties, we request all environmental reports on the existing structures and Phase I and II reports on the land.	Environmental assessments and Phase I and Phase II reports for the Hill Farms Site and Badger Road Site are not available (see Section IV.B.1 of the RFP, page 9 and Section IV.B.2.b.of the RFP, page 10).
40	Regarding both properties, we request soil boring and geotechnical reports.	Soil boring and geotechnical reports for the Hill Farms Site and Badger Road Site are not available (see Section IV.B.1 of the RFP, page 9 and Section IV.B.2.b.of the RFP, page 10).

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41	Regarding both properties, we request all existing structures and site (including utilities) drawings.	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. See Appendix 3, Item 1 for existing easements and underground utilities at the Hill Farms Site. See Appendix 4, Item 3 and click on the link to "Search and Hold Title Insurance Policy" for the existing easements on the Badger Road Site. An ALTA Survey is not available for the Badger Road Site.
42	Can a electronic copy of the site survey be provided?	The State does not have an ACAD file of the survey.
43	Regarding the interior column bay dimensions: Is 32'-0" the clear space required between columns or is 32'-0" intended to be the minimum column centerline distance?	Per Appendix 1, Section III.B. "Interior Column Bay Dimensions" on page 13, 32'-0" is intended to be the minimum clear distance between columns, not the centerline distance.
44	The Appendix 2 Program Requirements don't clearly summarize an accounting of useable to gross area. Have the individual Program Requirements included space for corridors, walls, department circulation, mechanical rooms and common areas including stairs, vestibules, etc.?	No, the tenant programs are calculated in assignable square feet (ASF). It is the Proposer's responsibility to accommodate the ASF within the tenant requirements and propose appropriate systems and layouts to determine the best and most efficient use of space that totals no more than the gross square feet identified in the RFP.
45	Appendix 1/ Page 6 requires (8) loading docks bays. Appendix 2.7/Page 3 calls for (6) loading dock bays. Please clarify.	Only six (6) loading dock bays are required.
46	We understand that the new office building must include structural ability and means for the State's communications equipment. Who provides the antennas themselves, the connected equipment and the wiring in between?	The Proposer shall provide the path. The Tenant Agency shall provide the wiring and equipment.
47	Is the cost for the fiber and data communications to the new building (GMM, Dark Fiber, BCN) the responsibility of the developer, or by others?	The cost for the fiber and data communications to the new building is the responsibility of the Proposer (see Appendix 1, Section II, A, "New Data Lines Required," on page 7).
48	Is the cost of relocating "Other Organizations Antenna Systems" the responsibility of the developer, or will it be by others.	The cost of relocating "Other Organizations Antenna Systems" will be the responsibility of the tenant agency.

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49	<p>The Construction Standards listed includes reference to the DFD Master "Master Specifications-Design Guidelines." However, with the exception of the Commissioning Activities (Appendix 1, Section II, Part D – page 11) the RFP does not mention DFD's "A/E and Consultant Policy and Procedure Manual." Is that manual to be followed for this project, or is only the Commissioning Section of that manual to be followed for the project?</p>	<p>DFD's "A/E and Consultant Policy and Procedure Manual" does not apply to this Project. Only the Commissioning Section of that manual applies to this Project.</p>
50	<p>The RFP states that if the existing Hill Farms Facility is being demolished, the existing steam tunnel that is connected to the Hill Farms Heating Plant located north of University Ave. should be abandoned. Is there any consideration by the state to maintain this steam connection from the Hill Farms Heating Plant to help heat the new facility?</p>	<p>No, please conform with the Technical Specifications and Design Guidelines provided in Appendix 1, Section III.A. "Existing Steam Tunnel & Data Lines - Steam Tunnel" on page 6.</p>
51	<p>Is there a minimum or maximum floor plate size/ sf?</p>	<p>Please conform with the Technical Specifications and Design Guidelines provided in Appendix 1, Section III.B. "Elevators" on page 8 and Appendix 1, Section III.B. "Interior Column Bay Dimensions" on page 13.</p>
52	<p>With respect to the elevator requirement, how many stops (floors of service) is the requirement designed for?</p>	<p>Please conform with the Technical Specifications and Design Guidelines provided in Appendix 1, Section III.B. "Elevators" on page 8 and Appendix 1, Section III.B. "Interior Column Bay Dimensions" on page 13.</p>
53	<p>Minimum elevator requirements – should these be adjusted to provide an appropriate level of service for the actual layout and size of the buildings designed? The prescriptive requirements in the RFP may not provide adequate service in some cases and may provide too much service in other building configurations.</p>	<p>Yes, minimum elevator requirements should these be adjusted to provide an appropriate level of service for the actual layout and size of the buildings designed.</p>
54	<p>Docks: If we have 2 or 3 buildings, can the docks be at one building, or do they need to be spread out; how would the recycling and food service docks be distributed across two and three building site layouts? What size trucks/truck length needs to be accommodated at the loading docks, the recycling dock, and at the food service dock – are these all the same or different sized trucks?</p>	<p>The loading dock(s) needs to accommodate a standard 45' to 48' semi-trailer. Please conform with the Technical Specifications and Design Guidelines provided in Appendix 1, Section II.A. "Materials Delivery/Loading Dock" on page 6 and Appendix 1, Section II.C. "Support Area Guidelines" on page 13. Please refer to Appendix 2 State Agency Tenant Program Requirements.</p>

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55	Exterior Doors and Frames requirement for hollow metal doors and hollow metal frames to be thermally broken. While this is common for aluminum doors and frames, it is unusual for hollow metal. Is the intent of the requirement to apply to hollow metal doors and frames?	Yes.
56	Rain Screen Design – this section would seem to preclude the use of architectural precast panels installed in a typical fashion. Is it the intent of the RFP to restrict the use of exterior cladding materials?	Yes.
57	32' structural bay width is not common for most office environments as it sets up a on module of 10'-8". Is there any plan for a secondary building life where more common bay dimensions increase the building secondary usefulness and make it more sustainable?	Per Appendix 1, Section III.B. "Interior Column Bay Dimensions" on page 13, 32'-0" is intended to be the minimum clear distance between columns, not the centerline distance.
58	If the project design results in multiple buildings, can the chilled water system be designed as a central system to serve all the buildings? Can it be designed as multiple systems?	The chilled water system can be designed as a central system or multiple systems.
59	Will a design-build process for the Mechanical, Electrical and Plumbing components of the building be acceptable?	Yes, see Appendix 1, Introduction above Table of Contents on page 2 and Section I.E. "Deliverables" on page 2.
60	The antenna mounting requirements will not comply with zoning. What remedies does the State have if city approval is not granted to exceed the existing zoning limits for height?	The State does not agree with the questioner's underlying assumption regarding zoning compliance. The height of the new State office building cannot exceed the height of the existing Hill Farms Facility (see Appendix 5, Item 2 and click on the link to "Zoning Information"). The Proposer must comply with the City of Madison's zoning requirements (see Appendix 5, Item 2 and click on link to "Zoning Information").
61	The antenna farm on top of the buildings may not receive approval from the City of Madison, even if it approves the height. What remedy do the developer and State have if not approved by the City?	The State does not agree with the questioner's underlying assumption regarding zoning compliance. The height of the new State office building cannot exceed the height of the existing Hill Farms Facility (see Appendix 5, Item 2 and click on the link to "Zoning Information"). The Proposer must comply with the City of Madison's zoning requirements (see Appendix 5, Item 2 and click on link to "Zoning Information").
62	Is there any horizontal spacing requirements for the antenna systems?	Please conform with the Technical Specifications and Design Guidelines provided in Appendix 1, Section IV.D "Roof Antenna" on page 34.

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63	A "robust" lightning protection system is required – are there any specifications that define what this requirement actually is?	Within the DFD specifications 264112.13, a lightning protection system is "robust" when furnished and installed in compliance with provisions of the latest edition of the applicable codes and standards to obtain a UL Inc. "Master Label."
64	Please confirm that you are not requiring a third party verification/certification for the Sustainability requirements (LEED, Green Globe, etc.)	The State is not requiring a third party verification/certification for the sustainability requirements.
65	Would like a list of attendees at mandatory tour	The list of attendees at the Mandatory Tour will not be provided.
66	Can you please provide me with the list of names and associating company of the attendees of the walk through on Oct. 17?	The list of attendees at the Mandatory Tour will not be provided.
67	Will you publish a list of the attendees at the walk through?	The list of attendees at the Mandatory Tour will not be provided.