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1	STATE OF WISCONSIN, DEPARTMENT OF ADMINISTRATION University of Wisconsin Madison Student Housing RFP 285-031 PROPOSER'S QUESTIONS AND RESPONSES			
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4		RFP Section/ Appendix No.	Page No.	Request for Clarification and/or Question
5	Question #1	Appendix 3	Pg. 57	RFP posting for ALTA survey is referenced without link, will DOA clarify location of the posting with access to the ALTA Survey?
	Answer #1			Separate links to each of the following have been provided on the RFP website: * Merit Hall (919 W Dayton St, 118 N Park St) - Certain legacy site plans are now posted. Despite the RFP's reference to an ALTA survey for this State-owned Site, there is not any such survey currently available. See Answer #24 for more information regarding easements and access required for the neighboring Dayton House. * Lot 45 (115 N Mills St) - CSM 13316 is now posted. See also Answer #36 regarding new surveys anticipated as part of the Project.
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8	Question #2	RFP Sec. III. 6	Pg. 13	Regarding schedule, what is the typical duration for review period/approval at each design stage?
9	Answer #2			To be determined. Duration of review at each design stage of a proposal will depend on the details of what is submitted.
10				
11	Question #3	Section 3 – Proposal Submittal Requirement	Pg. 10	The RFP requires proposals to be submitted electronically via email. Can the University confirm whether there are any file size limitations associated with the submission email address? If a proposal package exceeds any applicable size limits, would the University accept a secure download link (e.g., Egnyte, ShareFile, OneDrive, Dropbox, etc.) provided by the submission deadline in lieu of attaching the files directly to the email?
12	Answer #3			ShareFile and Dropbox links are acceptable. OneDrive link is preferred. Proposals should request a reply receipt.
13				
14	Question #4	Section 3 – Proposal Submittal Requirement	Pg. 10	The RFP notes proposals are not to exceed a 50-page limit. Can the University clarify whether any materials may be excluded from the page count (e.g., cover pages, table of contents, divider/tab pages, resumes, project sheets, financial exhibits, architectural drawings, or appendices)? Alternatively, would the University permit a supplemental appendix or separate supporting document for detailed financial, technical, design, or team qualification materials that may be referenced within the primary 50-page proposal?
15	Answer #4			Per Section III.D.1, the Introduction Letter is excluded from the Proposal page limit. All other information submitted as part of a Proposal should adhere to the page limit set forth in Section III.B.
16				
17	Question #5	Section I – C. Project Components And V. APPENDICES 2. Site and Building Criteria	Pg. 7, 19	Per CI District Zoning Code Section 28.097.4, are the buildings required to meet the "build to" dimension and building "step back" described in the Campus Design Guidelines & Standards / 2015 Campus Master Plan (2017 Revision), or are those provisions not applicable to this project?
18	Answer #5			CI District requirements are applicable to sites within the CI District boundary, including the State-owned Sites under their current zoning classification. Per Section III.D.6., Proposals must outline the Proposer's strategy and method to implement the Project, including ... zoning
19				
20	Question #6	Appendix 3	Pg. 57	RFP posting for ALTA survey is referenced without link, will DOA clarify location of the posting with access to the ALTA Survey?
21	Answer #6			See Answer #1.
22				
23	Question #7	RPF III.2.b	Pg. 12	Can resumes be provided as an appendix to the proposal and <u>excluded</u> from the page limit?
24	Answer #7			See Answer #4.
25				
26	Question #8			For university utilities – e.g., steam, compressed air, chilled water and telecommunications – can you please provide both annual variable usage costs (\$/SF, \$/bed, etc.) and any upfront impact/connection fees (fixed and variable)?

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27	Answer #8	Appendix 1	Pg. 37	For the State-owned Site(s), there are not anticipated to be any upfront impact/connection fees. Usage costs are likely to vary depending on the proposed Project, and should be included as a University responsibility as part of Estimated Operating Expenses in Appendix 7. Proposer should complete Appendix 7 based on its own assumptions about the Project it proposes. Proposers should clearly identify any material assumptions used in developing their proposed pricing and anticipated program.
28				
29	Question #9	Appendix 7	Pg. 64	Confirm if rentable square feet should include common area.
30	Answer #9			Per Appendix 7.I.B., "Total rentable square feet" includes common area.
31				
32	Question #10	Appendix 7	Pg. 64	Confirm dining facility is to be University funded & operated, i.e., modeled as net-neutral to the residential project?
33	Answer #10			The costs of construction/delivery of the dining component should be contemplated in the dining allowance proposed by Proposer and included in Appendix 7 as part of the overall Project Costs. See Answer #16 (below) for additional clarification about the scope of costs that should be included in the dining allowance. University will be responsible for operation of the dining facility, per the terms of the management and operating agreement and/or gross rental rate lease that will be negotiated. It is anticipated that University will be responsible for the operating costs of the dining facility.
34				
35	Question #11	RFP Section I & Appendix 7	Pg. 3, 64	Given that UW-Madison anticipates retaining responsibility for the operation and management of the building(s) throughout the lease term, would UW-Madison please provide projected operating cost assumptions for Appendix 7? Providing a standardized operating cost basis would facilitate a consistent comparison of proposals and help ensure responses are evaluated on a comparable basis.
36	Answer #11			Proposer should complete Appendix 7 based on its own assumptions about the Project it proposes. Proposers should clearly identify any material assumptions used in developing their proposed pricing and anticipated program.
37				
38	Question #12	Appendix 7	Pg. 65	Is the 20-year initial + three 5-year extensions the maximum gross rental rate lease term being considered by UW-Madison? Confirm the term limitation does not apply to the ground lease term.
39	Answer #12			The 20-year initial term plus three 5-year extension options represents the maximum term currently being considered for the gross rental rate lease. The term of the ground lease may have a different term than the gross rental rate lease. Proposers should remain aware of and ensure compliance with State of WI statutory prohibitions, including general prohibitions of finance leases in certain circumstances.
40				
41	Question #13	Appendix 7	Pg. 65	Confirm which party controls the ability to exercise the gross rental rate lease renewal options?
42	Answer #13			DOA and University will together control exercise of the renewal options for the gross rental rate lease. Additional approvals by SBC, JCF, or another State agency are not required to exercise a renewal option once the lease is initially approved and duly executed.
43				
44	Question #14	Appendix 7	Pg. 65	Confirm at the end of the gross rental rate lease, subject to the University's right to exercise its purchase options and surviving terms of the ground lease, the Developer will be entitled to operate the facility for the remainder of the ground lease term.
45	Answer #14			Proposers should describe their proposed ownership, operating, and financial structures, including any relationship between the gross rental rate lease term and the ground lease term. Any such provisions will be subject to negotiation, required approvals, and compliance with all applicable State of Wisconsin laws, statutes, regulations, and policies. The State reserves the right to negotiate the final structure and terms of all project agreements.
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47	Question #15	I. Project Overview	Pg. 4	This section indicates the possibility of additional state-owned sites within .25 miles of campus. Does the University/DOA have any specific sites in mind that meet this criteria or was this a general statement?
48	Answer #15			The only identified sites are the State-owned Sites listed in the RFP, but State, DOA, and University will consider any proposal with a proposed site(s) that complies with the RFP criteria.
49				
50	Question #16	I. C. 4. Project Components	Pg. 7	This section indicates an allowance for a 400-seat dining facility. Is the requested allowance a gross square feet allowance or budget for the construction and bailout of the dining facility? If either can you provide the requested allowance to standardize the assumption across all teams?
51	Answer #16			Various information about the components that should be included in the dining allowance are outlined in Appendix 1 and 2. For example, see table in Appendix 2, Section 1 listing an estimated size of 15,000 SF for the dining component. Appendix 2, Section 3.N. also references University's preference for 1st floor location with proximity to dock and deliveries. Proposers should account for all costs required to construct and deliver the dining facility, including design and construction of building structure, building systems, utility infrastructure, and code-required elements necessary to support a future dining operation, and provision of FF&E (see Appendix 2, Section 3). The final dining concept, level of fit-out, food service equipment, furnishings, and operational model will be determined collaboratively between University and selected Proposer. Proposers should clearly identify any material assumptions used in developing their proposed pricing and anticipated program.
52				
53	Question #17	I. C. 4. Project Components	Pg. 7	Indicates the facility shall be built to LEED Silver Certification Standards. Can you confirm the building shall actually apply for LEED certification or is design-to-equivalency sufficient?
54	Answer #17			Per Appendix 1.2.B., the Project shall be designed as a LEED Silver building. LEED Certification may be obtained, but is not required.
55				
56	Question #18	III. A. Submission	Pg. 10	Would the University/DOA accept proposal submissions via a ShareFile link within the email rather than as email attachments to avoid potential file size limitations?
57	Answer #18			ShareFile and Dropbox links are acceptable. OneDrive link is preferred. Proposals should request a reply receipt.
58				
59	Question #19	III. B. Format	Pg. 10	Can the covers, table of contents, section dividers, and financial letters of support be excluded from the page limit?
60	Answer #19			See Answer #4.
61				
62	Question #20	III 2. Proposer Information	Pg. 11	Can you confirm the "Proposer Team" includes the developer and GC? Or should it also include the architect?
63	Answer #20			The Proposer Team may include an architect. Information about the Proposer Team and its firms/members should be provided per the requirements set forth in Section III.D. Inclusion of team members beyond what is required by the RFP is at Proposer's discretion.
64				
65	Question #21	III. 2. b. Resumes	Pg. 11	Due to the proposal page limitation, would the University/DOA permit proposers to exclude resumes from the page limit, or to include only the resumes within the page limit from the Proposer Team, with other consultant team members included in an appendix?
66	Answer #21			See Answer #4.
67				
68	Question #22			Appendix 1, section 3 General Construction Criteria, B Floor to Floor Dimension: It states both a minimum overall floor to floor height of 12'-8" and minimums for ceiling heights. If we could maintain the minimum requirements on the ceiling heights, could we propose alternative floor to floor heights in our approach?

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69	Answer #22	Appendix 1.3.B. Floor to Floor Dimension	Pg. 25	Per Section I.C.1., the Project shall be designed and built in accordance with State technical specifications and design guidelines as provided in Appendix 1 of this RFP. The minimum floor-to-floor dimensions identified in Appendix 1, Section 3.B are intended to establish the desired performance outcome of providing minimum finished ceiling heights while accommodating required building systems and infrastructure. Proposers may propose alternative floor-to-floor dimensions provided they demonstrate that all minimum ceiling height requirements, building systems requirements, structural requirements, and applicable code requirements can be achieved while still meeting all other requirements of the RFP. The State reserves the right to evaluate proposed alternatives as part of its overall assessment of the proposal.
70				
71	Question #23	Appendix 3	Pg. 55	The RFP references the ALTA Survey and Certified Survey Map; however, these documents do not appear to have been included with the solicitation. Could the University please provide these documents or direct proposers to where they may be accessed?
72	Answer #23			See Answer #1.
73				
74	Question #24	Appendix 3	Pg. 56	The Aerial Photo provide on page 56 of the RFP show the Merit Hall site running up to the face of the adjacent Dayton House. Do we need to maintain vehicular access and parking for Dayton House? If so are we required to maintain the existing access drive in its current location? Please also confirm if the surface parking adjacent to Dayton House is required to be maintained? If there is a required setback from Dayton House beyond what is required by code please provide this as well.
75	Answer #24			Proposer is required to maintain access rights benefiting the adjacent Dayton House property, including maintaining any applicable access easements. Any proposed modifications to property rights (including to any easements) would need to be negotiated between the Proposer, State, DOA, University, and affected property interests. Proposers are responsible for evaluating site conditions, applicable restrictions, and any impacts of their proposed Project.
76				
77	Question #25	Appendix 3	Pg. 56	In this section, we are directed to the RFP posting for the Alta Survey. We did not see the survey posted - can you please provide a link?
78	Answer #25			See Answer #1.
79				
80	Question #26	Floor to Floor Dimension	Pg. 25	In this section, ceiling heights are noted. If we maintain the stated ceiling heights, would it be acceptable to reduce the floor-to-floor dimension to increase the number of potential floors?
81	Answer #26			See Answer #22.
82				
83	Question #27	Section I.C.3 (Construct Parking)	Pg. 7	The RFP requests an add-alternate for one or two levels of underground parking to support additional parking needs. Is UW-Madison open to add-alternate responses that satisfy the same parking requirements through alternative, more cost-effective structured-parking configurations integrated into the building?
84	Answer #27			Proposer may propose add-alternate responses that satisfy the parking requirements of the RFP through alternative structured-parking configurations.
85				
86	Question #28	Appendix 1 Section 3.G (Interior Walls)	Pg. 27	What is the definition of "common floor bathrooms" as used in this section of the RFP?
87	Answer #28			Refers to shared public or common-area restrooms serving building occupants and visitors, rather than bathrooms located within student resident rooms, resident pods, apartments, or housefellow units.
88				

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89	Question #29	Appendix 1 Section 3.B (Floor to Floor Dimension)	Pg. 25	Section 3.B establishes a expected minimum floor-to-floor dimension of 12'-8" in order to achieve minimum finished ceiling heights of 8'-0" (corridors and bathrooms) and 9'-0" (living space). Will the University accept a reduced floor-to-floor dimension on typical upper residential floors, provided the design demonstrably meets or exceeds those minimum finished ceiling heights and accommodates all other requirements without reducing ceiling clearance below the stated minimums in occupied resident spaces? Reducing typical-floor height increases the number of residential floors achievable within the allowed height directly advancing the RFP's primary goal of maximizing beds while preserving the minimum finished floor to ceiling heights.
90	Answer #29			See Answer #22.
91				
92	Question #30	Section I.C.4 (Additional Program Requirements and Goals)	Pg. 7	Please confirm if the project is expected to submit for and achieve LEED Silver certification or if just designed as a LEED Silver building?
93	Answer #30			See Answer #17.
94				
95	Question #31	Section I.C.4 (Additional Program Requirements and Goals)	Pg. 7	The RFP states "The project should meet sustainability requirements and be built to LEED Silver certification standards as described in the UW- Madison Campus Design Guidelines & Standards." The UW-Madison Campus Design Guidelines & Standards (rev. August 2017) states: "...university buildings (new and renovated) should be designed to a minimum of LEED Silver certification standards. Also, all projects should use the Sustainable SITES Initiative as a guideline for all future development." Question 1: Will the project be required to follow SITES as a guideline? Question 2: Will the project be required to achieve SITES certification?
96	Answer #31			SITES guidelines should be evaluated by the Proposer Team and University. SITES certification is not required.
97				
98	Question #32	Appendix 1, Section 1.C (Sustainability Standards)	Pg. 19	RFP states "The Proposer shall be responsible for and apply sustainability design guidelines included in the applicable DFD sustainability guidelines." Page 13 of the DFD Sustainability Guidelines linked in the RFP requires all Tier 2 NC/MR projects to register and participate in the appropriate Focus on Energy program. Is the project required to complete the "Focus on Energy Process for New Construction and Major Renovations" program?
99	Answer #32			The Project must adhere to University and DFD Sustainability Guidelines.
100				
101	Question #33	Appendix 1, Section 1.C (Sustainability Standards)	Pg. 19	Page 16 of the DFD Sustainability Guidelines linked in the RFP requires all Tier 2 NC projects to provide an on-site renewable energy system to generate 1% of annual energy consumption. Will this be a requirement for this project?
102	Answer #33			Yes. The Project should target 5% with a minimum of 1%.
103				
104	Question #34	Appendix 1, Section 1.C (Sustainability Standards)	Pg. 19	Page 20 of the DFD Sustainability Guidelines (Measure 8: Design for Resources, Item 3) linked in the RFP requires all Tier 2 NC projects to perform a Lifecycle Analysis (LCA). Will an LCA be required for this project? If yes, what building scope is required to be analyzed in the LCA?
105	Answer #34			Yes. An LCA will be required for the Project. The LCA should analyze all building systems.
106				
107	Question #35	Section I.C.4 Additional Program Requirements and	Pg. 7	Please advise what costs are to be included in the Dining Allowance versus assumed in the base construction costs (i.e. design, mechanicals, finishes, kitchen equipment, ect).

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108	Answer #35	Goals (Dining)		See Answer #16.
109				
110	Question #36	Section I.B Project Sites	-	Please provide Record Drawings, if available, for the two State-owned Sites inclusive of any private utilities, existing geotech reports, etc.
111	Answer #36			It is anticipated that the selected Proposer, as part of the development process, will engage a new survey of the site(s) for the Project, which will document the referenced items.
112				
113	Question #37	Section 1.C.4 (Additional Program Requirements and Goals)	Pg. 7	What level of involvement / support does UW-Madison and DOA anticipate during the entitlement, rezoning, and other City of Madison approvals?
114	Answer #37			Master (Framework) Plan amendments involve review with City of Madison staff and approval by City of Madison Plan Commission. University will assist Proposer in coordinating with City of Madison for zoning review, review by Joint Campus Area Committee, and review by University's Design Review Board. Proposer is responsible for submitting required documentation, participating in approval process meetings, and complying with or implementing any conditions or modifications associated with such approvals. All City of Madison approvals unrelated to zoning (e.g., ROW permits, fire department, etc.) are the responsibility of Proposer. Timeline for achieving any required approvals cannot be guaranteed and will depend on the details of the proposed Project.
115				
116	Question #38	Section 1.C.4 (Additional Program Requirements and Goals)	Pg. 7	The RFP directs the Proposer to request approval to amend the 2015 Campus Master Plan to permit up to 170 ft. As the Campus Master Plan is a UW-Madison instrument, would you please help us understand the how DOA / the University will play a role in this process and what will be required from the developer.
117	Answer #38			See Answer #37.
118				
119	Question #39	Appendix 1, Section 4.A (Heating, Ventilation and HVAC Systems)	Pg 32 & 33	The RFP requires connecting to the campus chilled water and steam systems if state-owned sites are proposed. Can the University provide any guidance as to whether the existing campus systems have the available capacity to support the number of beds and additional facilities associated with this project as outlined in the RFP?
120	Answer #39			Proposer should assume that required capacity is available.
121				
122	Question #40	Section I.B Project Sites	Pg. 4	The RFP states that the Lot 45 Site is encumbered by the railroad right of way as identified in the Certified Survey Map #13316 in Appendix 3 note as posted on the website, but no Certified Survey Map appears to have been posted on the RFP website yet. Will the Certified Survey Map be made available shortly?
123	Answer #40			See Answer #1.
124				
125	Question #41	Appendix 1, Section 1.C (Sustainability Standards)	Pg. 19	The RFP's sustainability requirements (LEED Silver) address operational energy and carbon but we do not believe the requirements consider embodied carbon. Consistent with the University's "Institutional Sustainability Goals" (Net-Zero Emissions by 2048) - how will UW-Madison/DOA consider or give scoring preference to proposals that materially reduce embodied carbon?
126	Answer #41			The Project must adhere to DFD Sustainability Guidelines, including Measure 8's requirement to perform an LCA that tracks embodied carbon.
127				
128	Question #42	Section I	Pg. 3	Given the need for final project approvals from the Board of Regents of the UW System, the State Building Commission, and the Joint Finance Committee, when would the University expect to have these be completed for new housing to be available by summer 2028?
129	Answer #42			To be determined based on details of the Project.
130				
131	Question #43			If approvals from these bodies take longer than anticipated, and given the time to construct facilities of this scale, is the University open to opening the project in 2029 or 2030?

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132	Answer #43	Section I	Pg. 3	The RFP identifies July 2028 as the target project completion and occupancy date. Proposers may present, and the State, DOA, and University may choose to consider, alternate implementation timelines that are proposed, including alternative occupancy dates, phased construction approaches, and/or phased delivery of project components. Proposers should clearly identify any assumptions used in developing their proposed pricing, program, and anticipated development timeline.
133				
134	Question #44	Section I	Pg. 3	Is the University open to a phased delivery approach?
135	Answer #44			See Answer #43.
136				
137	Question #45	Section I	Pg. 3	Is the ground lease with the Board of Regents anticipated to be co-terminous with the gross rental rate lease with the DOA?
138	Answer #45			See Answer #12.
139				
140	Question #46	Section I	Pg. 3	If tax-exempt bonds are used to finance the construction of the project, could the ground lease and gross rental rate lease terms be structured to match the term of the bonds?
141	Answer #46			Proposers should propose financing structures to support their Project and should describe any corresponding lease term assumptions necessitated by their proposed approach. The final term and relationship of the ground lease, gross rental rate lease, financing documents, and other project agreements will be subject to negotiation, required approvals, and compliance with all applicable State of Wisconsin laws, statutes, regulations, policies, and financing requirements. The State reserves the right to negotiate the final structure and terms of all project agreements.
142				
143	Question #47	Section I	Pg. 3	What is the source of revenue that DOA will utilize to make the lease payments for the building? Is it subject to any state appropriation risk?
144	Answer #47			The Project will be operated and managed by the University during the gross rental rate lease term, and Proposers should develop their proposals based on the requirements and assumptions set forth in the RFP. The RFP does not identify nor mandate any specific funding source or appropriation at this stage of the RFP process. Any final lease agreement, including payment obligations and related terms, will be subject to negotiation, required approvals, and compliance with all applicable State of Wisconsin laws, statutes, regulations, policies, and budgetary requirements. The State reserves the right to negotiate the final structure and terms of all project agreements.
145				
146	Question #48	Section I	Pg. 3	What rental rates does the University plan to charge to students for these beds?
147	Answer #48			Proposers should assume housing rates for the Project are intended to be generally consistent with the University's prevailing on-campus housing rates, while recognizing that rates may be impacted by the selected Project's financing model, operating model, and general market conditions. Proposers should develop their proposals based on the requirements contained in the RFP and clearly identify all material assumptions used in their financial models.
148				
149	Question #49	Section I	Pg. 3	Does the University plan to use the new project during the summer?
150	Answer #49			University anticipates exclusive use, management, and operation of the Project during the entire term of the gross rental rate lease.
151				
152	Question #50	Section I	Pg. 3	Is phased permitting an option for projects on state-owned land? For example, separate permits for sitework/foundations and vertical construction?
153	Answer #50			To be determined based on details of the Project.
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155	Question #51	Section I	Pg. 3	Please confirm whether respondents should only account for facilities-related operating expenses (building maintenance, work order response, etc.). Our understanding of the RFP is that the University will maintain control over leasing, occupancy management, rent collection, student conduct, residence life staffing and training, student programming, etc.
156	Answer #51			University anticipates managing and operating the Project generally consistent with its existing residence hall portfolio, as described in the RFP. University's management and operation anticipates student-facing functions such as leasing, occupancy management, room assignments, rent collection, residence life staffing and training, student conduct, student programming, custodial services, maintenance, work order response, and related housing administration activities. The management and operating agreement will further define operational responsibilities following lease execution. Proposers should clearly identify any operational assumptions included in their proposals. The final allocation of responsibilities will be subject to negotiation and be documented in the final project agreements.
157				
158	Question #52	Section I	Pg. 3	As part of the facilities-related operating expenses, what contract services should the owner plan be party to vs. the University? For example, pest control, snow removal, internet service, etc.?
159	Answer #52			See Answer #51.
160				
161	Question #53	Section I	Pg. 3	Similarly, would the University include the new project under its insurance coverage or should the owner procure a property-level policy?
162	Answer #53			University property insurance is through the State of Wisconsin's Self-Funding Property program, which only insures eligible State-owned property. Property that is not owned by the University should be insured by its owner (the Proposer), the cost of which may be passed through to University as an operating cost of the Project. The details of cost allocations will be negotiated and are anticipated to be defined in the gross rental rate lease.
163				
164	Question #54	Section I	Pg. 3	Can the University clarify its expectations in terms of occupancy by July 1, 2028? Does that assume fully furnished, complete punchlist, final C of O, etc.?
165	Answer #54			The Target Project Completion and Occupancy date anticipates completion of the Project and Occupancy by University as of that date.
166				
167	Question #55	Section I(A)	Pg. 3	Is the new dining hall required to be open by Summer 2028?
168	Answer #55			The Target Project Completion and Occupancy date anticipates completion and occupancy of the dining component at the same time as the housing component.
169				
170	Question #56	Section I(A)	Pg. 3	Is the University envisioning a full-service dining hall or a grab-and-go type of concept?
171	Answer #56			See Answer #16.
172				
173	Question #57	Section I(A)	Pg. 3	In addition to 400 seats, is there a minimum dining hall size (square feet) the University expects?
174	Answer #57			See Answer #16.
175				
176	Question #58	Section I(A)	Pg. 4	What is the University's anticipated enrollment growth projections or any enrollment management plan for the next five years?
177	Answer #58			University has not established a specific enrollment growth target or enrollment management assumption for purposes of this RFP. Proposers should develop their proposals based on the housing needs, bed targets, and program requirements identified in the RFP. If desired, Proposers may reference publicly available University enrollment information as part of their own due diligence and market analysis.
178				
179	Question #59			When will Merit Hall be decommissioned/taken offline?

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180	Answer #59	Section I(B)	Pg. 4	Merit Hall is currently planned to remain in service and occupied for the 2026–2027 academic year. The timing of decommissioning and demolition will need to be determined and coordinated with the selected Proposer and the requirements of its proposed Project and timeline. Proposers should identify any material assumptions regarding site availability and project phasing in their proposals.
181				
182	Question #60	Section I(B)	Pg. 4	Does the University plan to decommission any other residence halls?
183	Answer #60			University does not currently plan to decommission any other residence halls.
184				
185	Question #61	Section I(B)	Pg. 4	Are existing surveys, site plans, geotechnical reports, and/or environmental reports available for the state-owned sites?
186	Answer #61			See Answer #1.
187				
188	Question #62	Section I(B)	Pg. 4	Will Merit Hall need to be abated prior to demolition?
189	Answer #62			University is not currently aware of any large-scale abatement that demolition of Merit Hall will require, but Proposer remains responsible for conducting its own due diligence and assessments regarding demolition, hazardous materials, abatement requirements, and regulatory compliance. Proposers should identify any material assumptions regarding demolition and abatement in their proposals.
190				
191	Question #63	Section I(B)	Pg. 4	Are there any endangered trees at either state-owned site that need to be accounted for?
192	Answer #63			No endangered, state champion, or memorial trees on either of the State-owned Sites. Replacement of existing trees that are removed (on species over 6" DBH caliper) will be recommended at a rate of 2 for 1.
193				
194	Question #64	Section I(C)(3)	Pg. 7	Is the University seeking to replace all the parking currently available on the two state-owned sites?
195	Answer #64			See Appendix 2, Section 4 for Parking requirements.
196				
197	Question #65	Section I(C)(3)	Pg. 7	Is there a target parking stall count respondents should provide?
198	Answer #65			See Appendix 2, Section 4 for Parking requirements.
199				
200	Question #66	Section I(C)(3)	Pg. 7	Who are the end users for the new underground parking (if provided)?
201	Answer #66			Proposers should assume that University will manage parking at the Project, in a manner generally consistent with established policies and practices of University's Transportation Services division, as part of University's overall management and operations responsibilities for the Project.
202				
203	Question #67	Section I(C)(4)	Pg. 7	For the Merit Hall (NE) site, will UW-Madison sponsor and actively support amending the Campus Master Plan to permit building height up to 170 feet?
204	Answer #67			Per Section I.C.4., Proposer is to coordinate with University and City of Madison regarding approval of an amendment to the 2015 Campus Master Plan to allow development up to 170 feet in height on the identified State-owned Sites. University's participation in and/or support of the review process for any such amendment remains subject to review and consideration of the proposed amendment. All required approvals remain subject to review and action by the appropriate University, City of Madison, and other applicable authorities. No approval outcome can be guaranteed, and it will remain Proposer's responsibility to obtain all necessary approvals.
205				
206	Question #68	Section I(C)(4)	Pg. 7	Will the dining revenue and expenses accrue to/be the responsibility of the University or a 3rd party dining operator?
207	Answer #68			See Answer #10.
208				

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209	Question #69	Section III(B)	Pg. 10	Besides the Introduction Letter, are there other required materials that are excluded from the 50-page limit? For example, would financial statements be excluded? Can any supplemental information be provided as an appendix?
210	Answer #69			See Answer #4.
211				
212	Question #70	Section III(D)	Pg. 11	Please confirm the major disciplines that need to be identified in the response and who need to provide the Proposer Information in Section 2. Would it include all of the following? (1). Developer (2). Architect (3). General contractor (4). Civil engineer (5). MEP (6). Structural (7). Dining consultant
213	Answer #70			See Answer #20.
214				
215	Question #71	Section IV(A)(2)	Pg. 13	Will design and construction of this project be subject to any prevailing wage or federal Davis-Bacon wage requirements, including in connection with state participation, tax-exempt bond financing, or use of state-owned land?
216	Answer #71			To be determined based on the proposed Project.
217				
218	Question #72	Section IV(A)(3)	Pg. 13	For projects built on state-owned land, what entity will issue construction permits?
219	Answer #72			Permitting requirements will be determined by the details of the proposed Project. Any required State-issued permits should be anticipated to include review and issuance by DSPS.
220				
221	Question #73	Section IV(4)(B)(1)	Pg. 14	Please confirm new projects on the state-owned sites would be able to connect to the utility plant across North Mill Street.
222	Answer #73			Project(s) proposed on the State-owned Sites should plan to be connected to the University's central steam and chilled water system(s). Projects proposed on other sites will need to be separately evaluated to determine the feasibility of connecting to the University's steam and chilled water system(s).
223				
224	Question #74	Appendix 1	Pg. 41	Please confirm whether the University will provide all network technology equipment to service the residential and dining portions of the project or if the developer needs to include in the project budget.
225	Answer #74			Proposer should anticipate procuring all network technology equipment for the Project, to ensure compliance with the Section I.B.1. requirement that telecommunications are active at Substantial Completion, which equipment should maintain compliance with the specifications outlined in Appendix 1 and 2.
226				
227	Question #75	Appendix 2	Pg. 46	Will the new housing have a unique identity or programmed to be distinct from other on-campus residence halls?
228	Answer #75			University has not predetermined a specific residential theme, identity, or programmatic distinction for the Project(s).
229				
230	Question #76	Appendix 2	Pg. 46	Will floors be co-ed or assigned by gender?
231	Answer #76			Proposers should assume the Project will be operated in a manner generally consistent with University's current residence hall portfolio and housing assignment practices. Current residence halls are generally operated with co-ed residential populations. However, room assignment approaches, residential configurations, and housing policies vary and may evolve over time based on evaluation of student needs, University policies, and operational considerations.
232				
233	Question #77			Please clarify the bike parking requirements for a project that contains 1,500-2000 beds. Do City of Madison bike parking requirements apply?

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234	Answer #77	Appendix 2 (2)	Pg. 51	See Appendix 2, Section 4 for Bicycle and Moped Parking requirements. Application of any further City of Madison requirements will depend on the details of the Project.
235				
236	Question #78	Appendix 2	Pg. 52	Please confirm the University will provide all residential and common area furniture and developers do not need to provide for this in the project budget.
237	Answer #78			Appendix 2, Section 3 outlines what furniture will be provided by University and what furniture is to be provided by Proposer. Common Area Furniture beyond what is listed as part of Appendix 2, Section 3 is responsibility of Proposer to provide.
238				
239	Question #79	Appendix 7	Pg. 64	In what condition should the dining hall be delivered: warm vanilla shell? Or if the University expects a turnkey solution, can it provide assumptions on fit-out and FF&E?
240	Answer #79			See Answer #16.
241				
242	Question #80	Appendix 7(II)	Pg. 64	Would a student housing project owned and operated by a private company on state-owned land be exempt from property taxes?
243	Answer #80			The RFP does not make any representation regarding the tax status of any proposed development structure. The applicability of property taxes or any tax exemption will depend upon the specific ownership, financing, lease, operational, and other legal characteristics of the proposed project, as well as applicable law and regulatory determinations. Proposers are responsible for conducting their own legal, tax, and financial due diligence and should identify any assumptions regarding real estate taxes, tax exemptions, payments in lieu of taxes, or other tax-related matters in their proposals. The State and UW-Madison make no representation regarding the tax treatment of any proposed development structure.
244				
245	Question #81	Appendix 7(II)	Pg. 64	Would building materials incorporated into the project qualify for the Wisconsin sales and use tax exemption under Wis. Stat. § 77.54(9m)?
246	Answer #81			Specifically, does the exemption apply where the completed facility is owned by the UW System campus, and/or where the facility is owned during the lease term by a qualifying 501(c)(3) nonprofit entity holding a Wisconsin Certificate of Exempt Status?
247				
248	Question #82	Appendix 7(III)	Pg. 65	Is a ground lease term greater than 35 years possible?
249	Answer #82			See Answer #12.
250				
251	Question #83	Appendix 7(III)	Pg. 65	Should we assume that the base rent payments will start on a date certain, regardless of whether or not the housing is completed or occupied by that date?
252	Answer #83			See Answer #11.
253				
254	Question #84	Appendix 7(III)	Pg. 65	Would the 5-year extensions be automatic or would they be subject to approvals from the Board of Regents of the University of Wisconsin System, the Wisconsin State Building Commission and the Joint Committee on Finance?
255	Answer #84			See Answer #13.
256				
257	Question #85	Appendix 7(III)	Pg. 65	If the lease is not renewed after the 20-year base term expires, can the owner require the University to purchase the facilities (housing, dining, parking)?
258	Answer #85			See Answer #11.
259				
260	Question #86	Appendix 7(III)	Pg. 65	Do all ongoing capital costs for the project need to be paid for from amounts in the Operating Expense portion of the Annual Rent? Or will the University be responsible for those costs?
261	Answer #86			Costs should be allocated to the categories listed in Appendix 7.
262				
263	Question #87	Appendix 7(III)	Pg. 65	Are there any other ongoing project costs that will be paid for by the University?

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264	Answer #87	Appendix 7(III)	Pg. 65	See Answer #86.
265				
266	Question #88	Appendix 7(III)	Pg. 65	If Operating Expenses come in higher at some point in the future (because of increased utility expenses, for example) will there be a mechanism in place to adjust the Operating Expenses portion of the Annual Rent?
267	Answer #88			See Answer #11.
268				
269	Question #89	Appendix 7(III)	Pg. 65	Can the owner be forced to sell the housing if market conditions are adverse?
270	Answer #89			Exercise of Purchase Options are not expected to be contingent on market conditions.
271				
272	Question #90	III, 6 (d)	Pg. 13	Section III, 6(d) references a Community Outreach and Communication Plan. Please clarify whether this requirement pertains primarily to communication during design and pre-construction, construction or post-construction?
273	Answer #90			Outreach and Communications Plan shall be developed by the Proposer in cooperation with the University for communications and outreach as the Project is planned, designed, approved, and constructed.
274				
275	Question #91	II.C	Pg. 9 & 10	In evaluating proposals, how does UW balance durability, quality of interior and exterior finishes and lifecycle costs with student affordability? Would a lower-finish construction product that allows for greater level of student affordability be preferred?
276	Answer #91			Per Section I.C.1., the Project shall be designed and built in accordance with State technical specifications and design guidelines as provided in Appendix 1 of this RFP.
277				
278	Question #92	I.A	Pg. 3	Does UW have an interest in additional beds then exceed the target of 2,000, particularly if doing so improves project economics operational efficiency, or overall value?
279	Answer #92			Per Section I.C.4., the primary goal of the Project is to deliver the maximum number of beds permitted based on zoning and height requirements on the Project Site(s) while meeting room sizes and programmatic requirements. The Project should reflect UW-Madison's vision for a high-quality student experience balanced with affordable unit options, maximizing the number of beds in the Project while meeting program requirements. There are certain elements that the Program will require in addition to elements where there is some flexibility. The University encourages creativity with the program mix, layouts, and the elements while being sensitive to project requirements and goals.
280				
281	Question #93	I.3	Pg.3	If a qualified elevator traffic study and analysis demonstrates that fewer elevators can adequately satisfy code requirements and operational needs, would UW consider a reduced elevator count?
282	Answer #93			Per Section I.C.1., the Project shall be designed and built in accordance with State technical specifications and design guidelines as provided in Appendix 1 of this RFP.
283				
284	Question #94	Appendix 2	Pg. 47	Must all food hall functions be located on the ground floor, or would UW consider a multi-level configuration (e.g., 2 stories) if it improves the product design, functionality or economics?
285	Answer #94			See Answer #16.
286				

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287	Question #95	Appendix 7	Pg. 64	The RFP References an initial term of 20 years and a gross rental rate structure. Please clarify: Section IV A. 2 indicates that the State would enter into a ground lease with the selected developer. Please confirm the anticipated term of the ground lease including any extension or renewal option. Please elaborate whether consideration would be given to a longer initial term (e.g., 25 or 30 years) if it results in lower occupancy costs. The anticipated allocation of responsibilities for building operations, maintenance, repairs, and capital replacements during the lease term. The intended meaning of " gross rental rate" and which expenses are expected to be included (i.e. Insurance rates & deductibles, APPA levels, etc.) Alternatively, would UW-Madison consider a triple net lease? Whether UW-Madison has established target operating costs or per bed operating assumptions that proposers should consider. Whether UW-Madison would consider owning the asset if occupancy costs were materially lower (i.e., credit lease financing and nonpayment of real estate taxes)? Are there comparable growth leases and management and operating agreements for other UW-Madison student housing facilities?
288	Answer #95			See Answer #11.
289				
290	Question #96	I.C.4	Pg. 7	How would the process for amending the 2015 Campus Master Plan to achieve 170 feet in building height play into the project timeline? What is the estimated duration for a Master Plan amendment? Is there a preference for UW-Madison to not engage in the Master Plan amendment process?
291	Answer #96			See Answer #37.
292				
293	Question #97	Appendix 7	Pg. 64	May proposers include voluntary alternates or value-enhancement alternatives in addition to the base proposal response?
294	Answer #97			Per Section I.C.1., the Project shall be designed and built in accordance with State technical specifications and design guidelines as provided in Appendix 1 of this RFP.
295				
296	Question #98	Appendix 1.3.B	Pg. 25	Please clarify the floor-to-floor height requirements referenced in the RFP and whether flexibility exists to accommodate alternative structural systems or design approaches.
297	Answer #98			Per Section I.C.1., the Project shall be designed and built in accordance with State technical specifications and design guidelines as provided in Appendix 1 of this RFP.
298				
299	Question #99	I.8.	Pg. 3	Confirm Merit Hall presents no significant relevance to the University of Wisconsin or is recognized by State/Federal listing of relevance hindering its ability to be demolished for proposed development.
300	Answer #99			Merit Hall is not listed on the State or Federal Historic Registers.
301				
302	Question #100	I.B	Pg. 4	Can the ALTA Survey for State Owned Site 1 & 2 be made available?
303	Answer #100			See Answer #1.
304				
305	Question #101	2.e.	Pg. 12	Please clarify the MBE/DVB participation requirements. Do the MBE/DVB participation goals apply only to construction (hard) costs, or do they also apply to professional services and other soft costs?
306	Answer #101			Proposer should describe its anticipated MBE/DVB participation in the Project.

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308	Question #102			Is there a preference to comply with Madison General Ordinance 33.07(7) Best Value Contracting or Madison General Ordinance 39.02 Affirmative Action?
309	Answer #102			The RFP does not state a preference on this issue.
310				
311	Question #103	I.B	Pg. 4	Provide insurance requirements for work adjacent to railroad right of way adjacent/overhead to both state owned project sites, assumed flagger billable rates, and if any provisions need to be taken by project team in RFP response?
312	Answer #103			Insurance remains the responsibility of Proposer to obtain. Certain insurance provisions may be negotiated as part of the contemplated Development Agreement.
313				
314	Question #104	I.B	Pg. 5	Confirm no specific acoustical requirements are required for state owned Lot 45 property due to proximity to Charter Street Heating and Cooling Plant.
315	Answer #104			Per Section I.C.1., the Project shall be designed and built in accordance with State technical specifications and design guidelines as provided in Appendix 1 of this RFP. Proposer may choose to propose additional acoustical applications if it so desires.
316				
317	Question #105	IV.B.1	Pg. 14	Confirm once the Environmental Assessment has been completed if any/all abatement or hazardous material removal will be required to be included in the RFP or if it will be covered by the DOA.
318	Answer #105			Abatement and removal of hazardous materials are the responsibility of the Proposer.
319				
320	Question #106	IV.B.2.d	Pg. 15	Confirm the DOA will grant access for easements including but not limited to properties adjacent to the proposed properties: Crane air rights, subterranean easements for temporary/permanent earth retention, temporary access easement, etc.
321	Answer #106			Easements required for development of the Project will be the responsibility of Proposer to obtain.
322				
323	Question #107	Appendix 1.3.C	Pg. 25	Confirm that use of concrete stairs omits the requirement for stair/landing finishes including rubber flooring and base.
324	Answer #107			Per Section I.C.1., the Project shall be designed and built in accordance with State technical specifications and design guidelines as provided in Appendix 1 of this RFP.
325				
326	Question #108	Appendix 1.3.D	Pg. 26	Confirm requirements to "sole" source hardware or if equivalent alternative will be accepted.
327	Answer #108			Per Section I.C.1., the Project shall be designed and built in accordance with State technical specifications and design guidelines as provided in Appendix 1 of this RFP.
328				
329	Question #109			Confirm if alternatively proposed hoistway mounted elevator machine is acceptable to meet building height requirements i/l/o overhead machine room.

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330	Answer #109	Appendix 1.3.K	Pg. 29	Per Section I.C.1., the Project shall be designed and built in accordance with State technical specifications and design guidelines as provided in Appendix 1 of this RFP.
331				
332	Question #110	IV.A.1	Pg. 14	What existing utility capacity is available at the site, and what utility upgrades, if any, are anticipated by the responsibility of the developer?
333	Answer #110			See Answer #39 for capacity related to University's central campus utilities. Upgrades required of other utilities remains the responsibility of Proposer to evaluate and obtain.
334				
335	Question #111	IV.A.1	Pg. 14	Can a Campus Utility Master Plan per provided?
336	Answer #111			University's Campus Utility Master Plan is part of the overall UW-Madison Master (Framework) plan, and is publicly available at the following UW-Madison website: https://cpla.fpm.wisc.edu/wp-content/uploads/sites/20/2017/10/Appen-4-Utilities-Master-Plan-2016-1019-low-res.pdf
337				
338	Question #112	IV.A.1	Pg. 14	Is there any geotechnical or environmental reports that can be made available from adjacent state-owned sites? i.e. Charter Street Heating and Cooling Plant, Techer Education, etc.
339	Answer #112			Not at this time.
340				
341	Question #113	IV.A.1	Pg. 14	Has UW completed any geotechnical, environmental, hazardous materials, or subsurface investigations that can be shared with proposers?
342	Answer #113			Not at this time.
343				
344	Question #114	Appendix 2	Pg. 53	Are there minimum or maximum parking requirements, and will any existing parking replacement obligations apply?
345	Answer #114			See Appendix 2, Section 4 for Parking requirements.
346				
347	Question #115	II.A	Pg. 3	Which approvals will be the responsibility of UW versus the developer, and what level of institutional support will UW provide during the entitlement process?
348	Answer #115			See Answer #37.
349				
350	Question #116	II.C	Pg. 9 & 10	Can UW provide additional detail regarding the relative weighting of financial, design, operational, sustainability, and experience-related evaluation criteria?
351	Answer #116			Not at this time.
352				
353	Question #117	Appendix 7	Pg. 64	Will UW provide any occupancy guarantees, master lease provisions, or minimum revenue commitments?
354	Answer #117			See Answer #11.
355				
356	Question #118	II.A	Pg. 3	Please provide additional details on the timing and process (including sequencing) for approvals by the Board of Regents, the State Building Commission and the Joint Committee on Finance.
357	Answer #118			See Answer #42.
358				
359	Question #119			How do these approvals work within the local entitlement process?
360	Answer #119			Does the Board of Regent, State Building Commission and Joint Committee on Finance process work differently if the building is not constructed on State owned property?
361				
362	Question #120		Pg. 20	What date will UW-Madison provide Student Housing FF&E? Will they be handling the installation? Should the Developer be holding specific costs for unit or common area FF&E?
363	Answer #120			Timeline for providing University's FF&E will be determined in conjunction with Proposer's project schedule. For other FF&E, see Answer #78.

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364				
365	Question #121			The City of Madison Design Guidelines exclude the use of EFIS as a building material, is EFIS an acceptable building material to UW-Madison or the State?
366	Answer #121			Per p. 26 of UW-Madison's Campus Design Guidelines & Standards, EIFS is not an acceptable building material.
367				
368	Question #122			Is there any federal funding source anticipated to be utilized in association with this RFP?
369	Answer #122			See Answer #47.
370				
371	Question #123	7	Pg. 65	Should Appendix 7 be submitted in initial proposal or with BAFO
372	Answer #123			Appendix 7 should be submitted with the initial proposal.
373				
374	Question #124	III	Pg. 11	Is there a weighting for the items in III(c) "Criteria"?
375	Answer #124			Not at this time.
376				
377	Question #125	II	Pg. 9	How firm is an occupancy date of July 2028
378	Answer #125			See Answer #43.
379				
380	Question #126	6(d)	Pg. 14	Is this related to construction or post construction. Is this marketing to prospects?
381	Answer #126			See Answer #90.
382				