RFP No. 285-031

REQUEST FOR PROPOSALS (RFP)

FOR

UNIVERSITY OF WISCONSIN MADISON
STUDENT HOUSING DEVELOPMENT

Issued: May 14, 2026

Proposals Due by: 2:00 PM CT, July 16, 2026

PREPARED BY:

STATE OF WISCONSIN
DEPARTMENT OF ADMINISTRATION
DIVISION OF FACILITIES AND TRANSPORTATION SERVICES
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I. PROJECT OVERVIEW

The following Request for Proposals (RFP) is being issued by the State of Wisconsin (State), Department of Administration (DOA) on behalf of the Board of Regents for the University of Wisconsin (UW-Madison) for potential qualified contractor-led development teams or joint ventures (Proposer) to:

1. Design and construct student housing within or adjacent to the UW-Madison campus boundary up to 0.25 miles.
2. Two potential State-owned sites are to be explored to maximize student housing and achieve a goal of 1,500 to 2,000 beds. An acceptable alternative approach would be to propose an alternate state-owned or privately owned sites (or mix) within the campus boundary or adjacent to the campus boundary up to 0.25 miles to meet the student housing goals above.
3. Address the identified parking and delivery requirements on the site(s) and include additional below-grade parking of one or two levels as an add alternate.
4. Enter into a ground lease for the property with the Board of Regents on behalf of UW-Madison for any development proposed on State-owned sites.
5. Enter into a development agreement with the State for the proposed development(s).
6. Enter into a gross rental rate lease with DOA for the building, on behalf of UW-Madison. The various components of the gross rental rate are more particularly set forth in Appendix 7. The lease will include a management and operating agreement between the proposer and UW-Madison to govern operations and management of the facilities post-lease execution, anticipating that UW-Madison will be primarily responsible for operations and management of the building during the lease term.
7. Provide UW-Madison with an option to purchase the building(s) at periodic intervals during the lease (i.e., at end of lease years 5, 10, 15, 20, etc.). Note: Purchase will require enumeration in the Capital Budget State Building Program and subsequent approval by the State Building Commission.
8. Obtain necessary approvals and/or permitting for any demolition and development needs on sites proposed for redevelopment.

The State is seeking cost-effective Proposals that detail the Proposer's: qualifications; relevant and proven experience; financial capability; design, construction, and development approach; and implementation strategy that meet or exceed the State's requirements as outlined in this RFP. The selected Proposer must:

- Understand the principles and goals identified in this RFP.
- Add/maximize value in the design, development, construction, and delivery of high-quality university student housing with related parking facilities.
- Assign a team of professionals with demonstrated experience of working together on similar projects.
- Possess the capacity to secure the required financing necessary to complete this Project.
- Possess the development expertise necessary to complete this Project with occupancy by July 1, 2028.

A. Scope of the Project

UW-Madison seeks a facility(s) to accommodate a minimum of 1500 beds – 2000 beds with support spaces for student resident housing including parking, site configuration to accommodate student move in/move out activities, bicycle and moped parking and a dining space to accommodate 400 seats. An approximate

750-bed program has been provided as a guide in Appendix 2 Programming Requirements. The proposal should include the details for each facility proposed and any benefits of developments occurring concurrently.

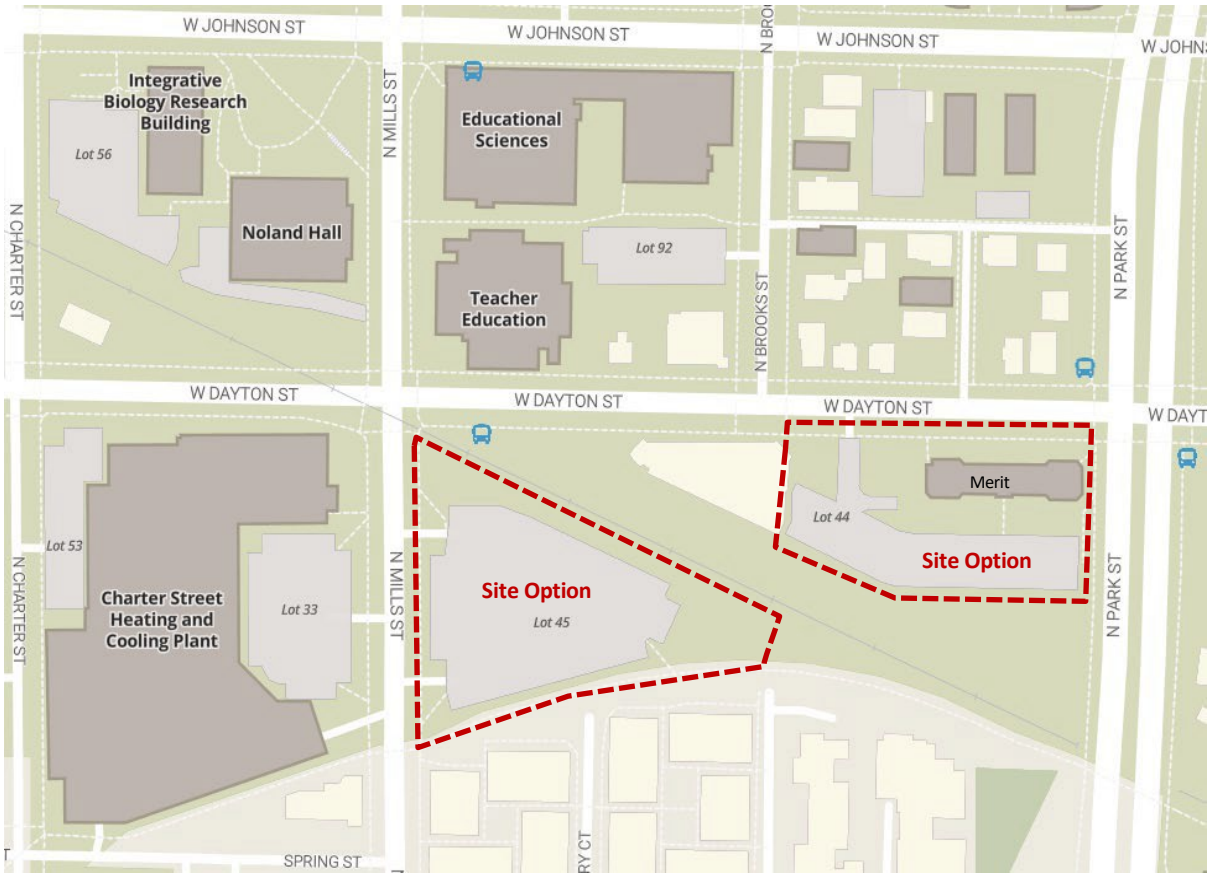
UW-Madison Housing completed its Facilities Master Plan in 2004 https://cpd.fpm.wisc.edu/planning/uni-housing-mp/. The goal was to guarantee housing for all first-year students and students wanting to return to campus housing at reasonable rates through sound management practices with the highest level of services. This goal was achieved in Fall 2013. However, with continued enrollment growth, University Housing is no longer able to meet this goal. University Housing is utilizing over 900 temporary spaces and reduced contract offers to non-first-year students including transfers, exchanges, and returners by approximately 1000 spaces. Even with these measures, there is a wait list of students wanting to live on campus that cannot be accommodated.

B. Project Sites

State-owned Site 1: Merit Hall is located at 919 & 965 West Dayton Street, Madison, WI 53706. The site boundaries include W. Dayton Street to the north, N. Park Street to the east, the Wisconsin Southern Railroad to the south and Dayton House Apartments (1001 West Dayton St.) to the west. The Dayton House Apartments has a cross-access easement for access to surface and underground parking. The Project Site's land area is 52,413 GSF or 1.20 acres. Merit Hall has 69 beds with single, double, and triple occupancy rooms. Merit Hall would be demolished by the selected proposer as part of this project if this site were proposed and chosen.

State-owned Site 2: UW-Madison Parking Lot 45 is located on North Mills between Dayton Street and Spring Street. The site boundaries include N. Mills Street to the west, railroad right of way to the north and multi model path to the south. The Project Sites land area is approximately 77,540 GSF or 1.78 acres. The site is encumbered by railroad right of way as identified in the Certified Survey Map #13316 in Appendix 3 note as posted on the website.

Site Option 3: Propose alternative state-owned or privately owned sites within or adjacent to the campus boundary up to 0.25 miles or propose a mix of privately owned sites with state-owned sites that could accommodate a development that meets the project needs.



C. Project Components

Proposals in response to this RFP must address how it will deliver the following Project components:

1. Construct Student Residence Hall(s) on Two Possible State-Owned Sites, Alternate State-Owned sites, or Private Land within or adjacent to Campus Boundaries up to 0.25 miles.

The successful Proposer must obtain approvals and prepare sites for construction, including any demolition required, and design and construct facilities with parking on State-owned or private land within the campus boundary. The residence hall(s) shall be designed and built in accordance with State technical specifications and design guidelines as provided in Appendix 1 of this RFP. Per the terms of the gross rental rate lease and related management and operating agreement (governing operations and management of the facilities post-lease execution), it is anticipated that UW-Madison will be primarily responsible for operation and management of the new facility(ies). Sample program requirements can be found in Appendix 2 of this RFP and are summarized below.

2. Program Space Distribution Requirements Per Site

GROUP		Percent of Square Footage
Residences		
Total		79%
Social Spaces		
Total		4.5%
Learning Spaces		

Total		1%
Program Spaces		
Total		.5%
Administration		
Total		2%
Support Spaces		
Total		13%
New Hall Total		100%

3. Construct Parking

The successful Proposer must design surface parking lots for use by UW-Madison to accommodate student move in/out, delivery, employee, and food services within the new building. The required parking must be built in accordance with State specifications as provided in Appendix 1 of this RFP and shall meet the programming requirements as provided in Appendix 2 of this RFP.

In addition, an add-alternate option is requested to provide one or two levels of underground parking at the proposed facilities to support additional parking requirements if desired by UW-Madison. The add-alternate parking must also be built in accordance with State specifications as provided in Appendix 1 of this RFP and shall meet the programming requirements as provided in Appendix 2 of this RFP.

4. Additional Program Requirements and Goals

The design solution 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(s) while meeting program requirements. There are certain elements that the Program will require in addition to elements where there is some flexibility. UW-Madison encourages creativity with the program mix, layouts, and the elements while being sensitive to project requirements and goals.

The Project includes a dining component and UW-Madison is open to considering a variety of dining concepts and working through a collaborative process with the chosen Developer to determine the best dining concept and program for the Project. For the purposes of this Proposal, Proposers should assume that the Project will include a 400-seat dining facility at a site and should provide an allowance for proposed dining concepts that would be developed during design.

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 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 UW-Madison sites fall under Zoning District CI (Campus Institutional) which allows for 103 feet of vertical development. Proposer to coordinate with UW-Madison and the City of Madison regarding height restrictions by requesting approval to amend the 2015 Campus Master Plan to construct the proposed facilities up to 170 feet in building height. In addition, the City of Madison must issue the permit for the demolition of Merit Residence Hall if the UW-Madison sites are proposed and chosen for development.

The development should strive to maintain financial affordability throughout the life of the project. The

Project should deliver acceptable building aesthetics that meet UW-Madison design requirements and State of Wisconsin construction guidelines.

II. SELECTION PROCESS

A. Schedule

Given the scope and complexity of this RFP, DOA intends to use the following process to request, receive, and evaluate Proposals and select a Proposer:

Process	**Date or Timeline**
RFP Posted	May 14, 2026
Pre-Registration Deadline for Tour	June 2, 2026, at 5:00 pm CT
Residence Hall Tour	June 4, 2026, at 3:00 pm CT
Proposers' Questions Due to DOA	June 22, 2026, at 5:00 pm CT
Responses to Proposers' Questions Posted	June 29, 2026, at 5:00 pm CT
PROPOSALS DUE	**July 16, 2026, at 2:00 pm CST**
Selection Committee Screening of Proposals	Week of July 20, 2026
Notification of Short-Listed Proposers	July 29, 2026
In-Person Interviews and Sealed BAFO Due	Week of August 17, 2026
BAFO Evaluation	Week of August 24, 2026
Letter of Intent Executed	August 31, 2026
Signed Ground Lease by Proposer	To be determined
Signed Development Agreement by Proposer	To be determined
Signed Building Lease by Proposer	To be determined
Board of Regents Approval	To be determined
State Building Commission Approval	To be determined
Joint Committee on Finance Approval	To be determined
Execution of Documents (after required approvals)	To be determined
Target Project Completion and Occupancy	July 2028

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B. Site Tour and Proposers' Questions

1. Site Tour

Instructions: Any Proposer that intends to submit a Proposal may attend a tour of the proposed UW-Madison sites to be held on **June 4, at 3:00 pm CT**. Each Proposer member wishing to attend the tour **must pre-register** by completing this form and submit the completed form via email to: uwrealestate@fpm.wisc.edu on or before **June 2, at 5:00 pm CT.** This Registration and Release of Liability Form can accommodate the signature of one person.

Pre-registered Proposer members will first meet and check-in for the site tour at Ogg Hall, 835 W. Dayton St., Madison, Wisconsin on **June 4, 2026, at 3:00 pm CT**. The tour is expected to last 1 hour.

2. Proposers' Questions and DOA Responses

On or before 5:00 pm CT on **June 22, 2026**, Proposers may submit written requests of clarification of this RFP and/or questions to the DOA by utilizing the form provided in Appendix 5 of this RFP and submit the completed form via email to doarealestateinfo@wisconsin.gov. Written responses to properly submitted relevant requests for clarification and questions from Proposers will be posted by the DOA on the following website: https://doa.wi.gov/Pages/DoingBusiness/Current-Real-Estate-RFPs-and-RFIs.aspx at 5:00 pm CT on **June 29, 2026**.

Solicitation of information from the State, DOA, or user group personnel other than through the designated form and process described herein is prohibited and may result in disqualification of the Proposer.

C. Selection Process

The selection of the Proposer will involve a three-part selection process:

1. Round I | Request for Proposals

Proposers must submit Proposals as indicated below. Any Proposer that intends to submit a Proposal may pre-register and attend a tour of the proposed properties (see Section II. B. 1. above).

Proposals meeting the RFP requirements will be evaluated and scored by the Selection Committee based on the criteria listed in Section III. C. of this RFP. Up to four Proposers may be short-listed for further evaluation which will include an in-person interview with the Selection Committee and the submission of a Best and Final Offer (BAFO).

2. Round II | In-Person Interview

The short-listed Proposers will be invited to an in-person interview with the Selection Committee. An invitation letter will be sent via email with the date, time, and location of the interview. The invitation to the interview will include a list of questions to be addressed at the interview and the form to submit the BAFO. The interview will last for 90 minutes and consist of 60 minutes for presentation and 30 minutes for questions and answers. The Selection Committee will rank the short-listed Proposer's interview.

At the beginning of the in-person interview, the short-listed Proposer shall submit their completed BAFO in a sealed envelope to the Selection Committee.

3. Round III | Evaluation of BAFO

Later, after all short-listed Proposers have finished their interviews and submitted their sealed BAFOs, the Selection Committee will open, evaluate, and analyze them. If necessary, the Selection Committee may

ask a short-listed Proposer to clarify its BAFO.

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). Final selection authority is vested with the DOA Secretary.

4. Letter of Intent

The State intends to execute a Letter of Intent with the selected Proposer. The contract award is contingent upon Board of Regents and other Legislative approvals. Should the State be unable to successfully negotiate a contract with the selected Proposer, it reserves the right to cancel the selection and negotiate with the next Proposer. The State also reserves the right to cancel this RFP at any time and reject all Proposals at its sole discretion.

5. Required Approvals

NOTE: Final lease execution is contingent upon receiving approval from the Board of Regents of the University of Wisconsin System, the Wisconsin State Building Commission and the Joint Committee on Finance.

III. PROPOSAL SUBMITTAL REQUIREMENTS

Proposals must be submitted utilizing the following format requirements and process:

A. Submission

In responding to this RFP, Proposers must submit the following:

- One (1) electronic PDF copy of the Proposal submitted via email doarealestateinfo@wisconsin.gov

Proposals shall be disqualified if the electronic copies are not submitted by the Due Date.

PROPOSALS ARE DUE BY 2:00 PM CT ON July 16, 2026 (Due Date).

Proposals received after the Due Date will not be accepted. Proposals will get a return receipt once accepted.

B. Format

Proposals should be well organized and not exceed 50 pages.

C. Criteria

Proposals will be evaluated on the following criteria: 1) Development Team & Qualifications; 2) Team Experience, Certification, and Past Performance; 3) Financial Capabilities; 4) Concept and Design, and 5) Implementation Strategy, Budget, and Schedule. 6) Proposals that demonstrate participation by Wisconsin-based developers, contractors, and subcontractors are preferred. Describe the approach for engaging Wisconsin-based firms and workforce participation.

D. Content of the Proposal

Proposals must include the following information:

1. Introduction Letter

The introduction letter should be two pages maximum (excluded from RFP page limit). It should identify each firm included in the Proposer Team, affirmatively commit each firm of the Proposer Team to

complete the Project components described in this RFP if selected and **must be signed by an officer of each firm of the Proposer Team**.

The Proposal should contain responses to the following categories:

2. Proposer Information

Please provide the following information for **each firm** included in the Proposer Team:

Include current Contractor Certification Threshold of the General Contractor (GC) in the Proposers Team. State Construction Certification criteria will be evaluated in the short-list process. This is a minimum requirement to qualify.

a. Company Information
   i. Firm Name
   ii. Contact Person
   iii. Business Address (no P.O. boxes)
   iv. Phone Number
   v. Email Address
   vi. Website (if applicable)
   vii. Type of Business Organization (Corporation, LLC, etc.)
   viii. Number of Years in Business
   ix. Roles and Responsibilities for this Project
   x. Identify if the Firm is a Minority Business Enterprise (MBE) or Disabled Veteran-Owned Business (DVB)

b. Resumes
   i. Please provide the names, resumes, and roles/responsibilities of all individuals who will serve as the key day-to-day contacts for this Project.

c. Public Project Experience
   i. Please provide the current Contractor Certification Threshold of the General Contractor (GC) in the Proposer Team. State Construction Certification criteria will be evaluated in the short-list process. More information on the DFD Certification process and be found at: https://doa.wi.gov/Pages/DoingBusiness/ContractorCertification.aspx. The General Contractor must meet the following minimum contractor certification qualifications:

- Has completed similar work at least 50% of the size/value of the division of work.
- Has access to all equipment, organizational capacity, and technical competence to perform the work.
- Maintains a permanent place of business and has an office in Wisconsin.
- Is bondable for separate 100% performance and 100% payment bonds.
- Has a record of satisfactorily completed projects.
- The GC or its principals, in any jurisdiction, are not currently ineligible; has not been debarred, suspended, committed tax avoidance or evasion or otherwise excluded from bidding or contracting by any state or federal agency, department, or authority; nor have employees or members of their organization been disciplined under professional license in previous 10 years.
- Has been in business for at least 12 months.

- Is a legal entity authorized to do business in Wisconsin and has all necessary, valid and current licenses to do business in the State of Wisconsin.
- Has performed at least one public project for a governmental entity.

ii. Please provide the title, total project cost, and completion date of the highest dollar value construction project each firm has completed for the State of Wisconsin DOA/DFD. Experience with a higher education student residence hall development is preferred.

iii. If a firm included in the Proposer Team has not completed a project for the State of Wisconsin DOA/DFD, please provide the title, total project cost, and completion date of the highest dollar value construction project that firm has completed for a higher education institution.

d. Workload and Capacity
   i. Please identify each firm's current project commitments and anticipated new engagements throughout this Project.
   ii. Please identify how potential overlap and capacity issues would be addressed to ensure a successful Project for the State.

e. Minority Business Enterprise and Disabled Veteran-Owned Business (MBE/DVB) Participation
   i. Please provide information regarding MBE/DVB participation on this Project.

3. Relevant Experience and Past Performance

a. Demonstration of Experience with Components of this Project

   i. Please identify at least three (3) similar or relevant projects, including project(s) similar in size, either completed previously or by at least one member firm of the Proposer Team, that includes at least one of the following components: 1) Residence Hall for higher education institution; 2) Public Private Partnership (P3), and/or 3) a mixed-use housing, dining, parking and retail development.

   ii. For each of the projects listed in 3. a. i. above:
      1. Describe the Proposer Team's roles and responsibilities, and;
      2. Provide an end-user reference (name, title, company, telephone number, and email address)

4. Financial Capabilities

Proposals must address the Team's financial capability to complete all Project components by demonstrating:

a. Recent experience securing financing for project(s) of comparable size and complexity, specifically;
   i. Satisfactory evidence of having obtained financing for project(s) with a total cost of $200 million or more in the last five (5) years, **and**;
   ii. Satisfactory evidence of the ability to obtain financing for development and land acquisition project(s) with a total cost of $250 million or more.

b. Letter(s) of interest from potential lenders

c. Ability to obtain sufficient bonding capacity and insurance for this Project

d. Balance sheet and evidence of cash and/or cash equivalents sufficient to implement this Project

e. Attestation that no member firm of the Proposer Team has filed for bankruptcy in the last ten (10) years or is currently in bankruptcy

5. Concept and Design

Proposals must include an overall plan and architectural theme for the Student Housing property that incorporates the requirements outlined in this RFP and maximizes value to the University. This plan should describe:

a. Project size (including massing) that maximizes value to the University and is economically viable;

b. Parking;

c. Community connection

d. Sustainable Design

6. Implementation Strategy, Budget, and Schedule

Proposals must outline the Proposer's strategy and method to implement the Project including:

a. Demolition & Construction, Project Phasing, Zoning, Permitting, Approvals Path and Occupancy.

b. Project Budget including breakdown of any development fees, annual lease costs, estimated operating costs, escalation costs, etc. identified in Appendix 7.

c. Option to purchase costs at various intervals.

d. Community Outreach and Communication Plan

e. Site management plan, construction coordination and oversight.

IV. OTHER CONSIDERATIONS AND RESERVATION OF RIGHTS

A. Other Considerations

1. Procuring and Contracting Agency

The State of Wisconsin (State) Department of Administration (DOA) Division of Facilities and Transportation Services (DFTS) is the authorized agent for this Project. The DOA will authorize the final selection made for this Project. All negotiations related to this Project may only be conducted with the Department of Administration's designated contact.

2. Factors to Facilitate Construction on State Land

All Proposals and contracts as a result of this RFP must comply with the State of Wisconsin's Constitution, relevant statutes, and provisions including but not limited to 13.48 and 16.848.

In order to facilitate construction of a building on Board of Regents property, the State would enter into a ground lease, a development agreement, and a lease with the selected Proposer.

3. Development Agreement

Notwithstanding, the State reserves the right to change the legal mechanism used to execute an agreement to deliver this Project. All agreements are subject to approval by the Board of Regents, the State Building Commission and the Joint Committee on Finance.

The Development Agreement shall adhere to the requirements of the RFP and be incorporated by

reference with the exception of agreed upon changes by state and proposer during the negotiation process. The Developer's work may be subject to State oversight and inspection, including approval of design and construction, to be further defined in the Development Agreement.

4. Minority Business Enterprise and Disabled Veteran-Owned Business (MBE/DVB) Participation

Minority Business Enterprises (MBE) and Disabled Veteran Owned Businesses (DVB) that wish to be certified by the State as a MBE or DVB may contact the DOA Supplier Diversity Program at DOABDMBD@wisconsin.gov or visit their website at: http://www.doa.wi.gov/Divisions/Enterprise-Operations/Supplier-Diversity-Program.

B. Reservation of Rights

The State reserves the right, in its sole and absolute discretion and as it may deem necessary, appropriate, or beneficial to the State with respect to the RFP, to:

- Cancel, withdraw, or modify the RFP.
- Modify or issue clarifications to the RFP prior to the Proposal Due Date; in the event the RFP is modified it will be posted here: https://doa.wi.gov/Pages/DoingBusiness/Current-Real-Estate-RFPs-and-RFIs.aspx and proposers will be provided a chance to revise their Proposals
- Request submission of additional information from some or all Proposers following its review of one or more Proposals
- Waive any irregularity or defect in any submission.
- Reject any Proposals it deems incomplete or unresponsive to the RFP requirements.
- Reject all Proposals that are submitted.
- Reissue the original RFP, issue a modified RFP, or issue a new RFP, whether any Proposals have been received in response to the initial RFP.

1. Site Conditions

The state-owned site(s) will remain the ownership of the Board of Regents. A ground lease agreement will be developed for the project. Merit Hall located at 919 & 965 West Dayton Street, Madison, WI 53706 will be demolished. In accordance with the Wisconsin Environmental Policy Act an Environmental Assessment will be required prior to the commencement of construction for all site options. The developer is required to contract with a third-party vendor to provide an Environmental Impact Assessment (EIA). The environmental impact analysis should begin as soon as possible in the project development.

The State-owned project sites offer challenges for construction layout and coordination due to its urban location and limited site access. Proposer will need to keep public safety as the priority and minimize impact to surrounding facilities and pedestrian/vehicular movements. The site will require coordination with UW-Madison, Department of Transportation, and the City of Madison relating to pedestrian detours, laydown areas, maintenance of traffic control plans, and site coordination plans. The sites will require coordination with UW-Madison once utilities are ready to be activated and plan to coordinate with Department of Information Technology early in both the design and construction process so that telecommunications are active at Substantial Completion.

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 any work, development, or construction of the properties.

2. Proposal, Predevelopment and Development Costs

The State is not liable for any costs incurred by any Proposer in replying to this RFP.

In addition, Proposers should be aware of the following:

a. Proposers should draw independent conclusions concerning conditions that may affect the methods or cost of development.

b. The State of Wisconsin, DOA, and/or UW Madison will not be liable for any costs associated with the preparation of any Proposal or negotiation of a contract incurred by Proposers;

c. All Proposals, in their entirety, will become the property of the DOA upon submission;

d. Proposer shall be solely responsible for all pre-development costs (including engineering, architectural, demolition of existing improvements and due diligence studies such as traffic, geotechnical, storm water management, and other site preparations) and development costs associated with the Project. Proposer shall be solely responsible for all costs related to obtaining necessary permits, approvals, clearances, and licenses at the appropriate time, and.

e. All equity and self-funded project pre-development money expended by a Proposer to reply to this RFP is at the sole risk of the Proposer. The State shall under no circumstances be responsible to reimburse same, whether pre- or post-selection.

3. Change in Proposers' Information

If there are any changes to any of Proposer's team members or new financial information, the Proposer must notify the State prior to the week of August 17th when BAFO responses are due. The Proposer must provide updated information in the same format as prescribed in the RFP for the appropriate section of the Proposal. The State reserves the right to evaluate the modified Proposal, eliminate the Proposer from further consideration, or take other action as State may deem appropriate.

4. Ownership and Use of Proposal

Once submitted, all Proposals shall be the property of the State. The State may use all ideas and materials included in any Proposal, whether selected or rejected.

5. Communications with Media, Government Agencies, and Community

The Proposers 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, Board of Regents, and UW-Madison.

6. Selection Non-Binding

The State's selection of a Proposer indicates only its intent to negotiate with the selected Proposer, and the selection does not constitute a commitment by the State to execute a final agreement or contract with that Proposer. Proposers therefore agree and acknowledge that they are barred from claiming to have detrimentally relied on any action by the State, or its contractor, representative, or employee's actions for any costs or liabilities incurred as a result of responding to this RFP.

7. Wisconsin Open Records Law

All information in a Proposer's Proposal is subject to the provisions of the Wisconsin Open Records Law (Wisconsin Stat. 19.31 et seq.). Any information or data in the Proposal that the Proposer claims as proprietary and confidential and should not be disclosed by the State to third parties shall be clearly

identified in their Proposal (each page shall be marked as "Proprietary and Confidential") and specified on the Designation of Confidential and Proprietary Information Form as provided in Appendix 6 of this RFP.

8. State Law

Any agreement between the State and the successful Proposer arising from this RFP will be governed, construed, and interpreted in accordance with the laws of the State of Wisconsin. Proposers are advised that under such laws, the State will not indemnify the successful Proposer against claims, demands, suits, actions, proceedings, liabilities, damages, losses, costs, or expenses of any kind by reason of injury or death to any person or for property damage arising out of or relating to the work to be performed.

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V. APPENDICES

A. Appendix 1 -Technical Specification and Design Guidelines

1. General Requirements
2. Site and Building Criteria
3. General Construction Criteria
4. Building System Criteria

B. Appendix 2 – Program Requirement

1. Student Housing Requirement Table
2. Summarized Room Requirements
3. Furniture and Fixtures Requirements
4. Parking and Delivery

C. Appendix 3 – Informational Documents Related to the Proposed Properties.

1. ALTA Survey
2. Certified Survey Map
3. Aerial photos of the Properties
4. Zoning Information

D. Appendix 4 – Form to Register for Tour

E. Appendix 5 – Form to Submit Proposers' Questions

F. Appendix 6 – Designation of Confidential and Proprietary Information Form

G. Appendix 7 – Proposers Response Sheet

APPENDIX 1

State of Wisconsin, Department of Administration UW- Madison

Student Housing Development RFP No. 285-031

Technical Specifications and Design Guidelines

1. General Requirements
2. Site and Building Criteria
3. General Construction Criteria
4. Building System Criteria

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Appendix 1 Technical Specifications and Design Guidelines

The general intent of the following technical and design guideline is to reinforce, expand upon, and quantify published design standards and expectations established by the Division of Facilities Development (DFD) and the Division of Facilities and Transportation Services Management (DFTS) for a University of Wisconsin Student Housing Development. It is not intended to limit design innovation, but rather, to ensure that facilities and related physical assets meet their intended functions and are designed, built, and maintainable in a high-quality, cost-effective manner that meets the needs of University Housing. Projects currently under construction that may not meet DFD standards may be submitted by proposers.

1. General Requirements

A. Construction Standards:

The Project shall comply with SPS 360-366 Wisconsin Commercial Building Code International Building Code (IBC). The construction standards, design guidelines, details, requirements for workmanship, and materials specifications for this Project must comply with the DOA/DFD "Master Specifications and Design Guidelines" posted at the following website: DOA Specifications and Design Guidelines.

In addition to the DFD Master Specifications and Design Guidelines the University of Wisconsin - Madison Campus Design Guidelines & Standards are available at: https://d1t7dpw65z19lw.cloudfront.net/wp-content/uploads/sites/20/2018/09/UW-MadisonCampusDesignGuidelines-Aug2017-web.pdf.

Both the Division of Facilities Development Master Specifications and The University of Wisconsin - Madison Technical Guidelines are available at: https://cpd.fpm.wisc.edu/technical-guidelines/. In the event there is a design guideline conflict the more stringent requirement will govern.

Minimum design requirements for space development are included in the programming and summarized requirements in Appendix 2 of this RFP. These documents establish needs for room types, space, furniture, proximities, security, and use of building common space. Additional meetings and time will be required with the UW-Madison and the development team to complete program verification and finalize plans.

B. Accessibility Standards:

The Project shall comply ADAAG Standards 2010.

The building design should serve the broadest range of people, regardless of levels of ability or mobility, age, gender, or physical stature without the need for adaptation or specialized design.

C. Sustainability Standards:

The Proposer shall be responsible for and apply sustainability design guidelines included in the applicable DFD sustainability guidelines.

https://doa.wi.gov/Pages/DoingBusiness/Sustainability.aspx

D. Life Cycle Costing (LCC):

The Proposer shall contact local utility companies to determine available demand-side management programs and no-cost assistance provided by these companies to designers and owners. All LCC efforts should be completed in the Design Development Phase of the Project. The anticipated building lifespan to be used for LCC efforts is to be a minimum of 50 years.

Applications:

Basic applications of LCC are addressed within the individual articles herein. In general, LCC is expected to support selection of all building systems that impact energy use: Thermal envelope, passive solar features, fenestration, HVAC (including Energy Recovery Ventilator), domestic hot water, potential geothermal applications, building automation, and lighting. However, LCC can also be applied to building features or involve costs related to occupant productivity, system maintenance, environmental impact and any other issue that impacts costs over time.

Procedures and Approach:

It is important to recognize the significance of integrated building systems design in its efficiency. The most effective approach to LCC is to appropriately integrate it into the design process. LCC shall be in present values unless directed by UW to incorporate a mutually agreed rate of inflation into the LCC.

A building's design evolves from general concepts to detailed analysis. LCC needs to follow the same approach by focusing first on general concepts and then moving towards a focused detailed study.

Further, to effectively develop this project, commitments should be made early on regarding building systems and such decisions should be retained throughout the project. This means that proposed building systems should be analyzed for appropriateness during the first stages of a project's Design Development Phase. Then a commitment on direction for systems should be made following this analysis with any further LCC studies focused on the detail within each system.

E. Deliverables:

The proposer shall expect formal review, comments, and approval of all deliverables by UW-Madison and DFD. Deliverables include but are not limited to the following information on the building, site, and parking lots:

- Preliminary, development, and final design plans and specifications including fixtures, and equipment. The university will provide student housing furniture listed in Appendix 2 Section 3.
- Final design building information model (BIM) in native format.
- Preliminary, development, and final site design and landscaping plan.
- "As Built" record documents including cut sheets, final finish samples, commissioning results, and digital O&M manuals. As Built BIM and ACAD/REVIT Drawings and native format files are to be provided via electronic file transfer and hard copy PDF. The Proposer may be expected to provide limited assistance to UW-Madison when uploading the building information model data into the UW system.

Building Information Modeling (BIM):

The Proposer shall meet the DFD Building Information Modeling (BIM) Guidelines and Standards for Architects and Engineers at the following website: DOA Building Information Modeling (BIM).

Computer Aided Design (CAD):

The Proposer's Architect/Engineer shall meet the drawing guidelines and standards defined per the DFD CAD Design Standards and shall follow the DFD and UW CAD/BIM guidelines for exterior and interior drawing labeling and layering.

The DFD CAD Design Standards are on the following web site:

DOA Computer Aided Design (CAD)

UW- Madison Design Layering Standards:

Division-01-General-Requirements.pdf (wisc.edu)

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2. Site and Building Criteria

A. Site

Site Access:

The Proposer shall show how the proposed facility meets the needs of loading and unloading for students, staff and ADA parking, and vendor access. In addition, show the relationship between the site, streets, the existing rail line and bicycle path if proposing the use of the state-owned sites.

Outdoor/Green Space:

Proposer to provide outdoor seating areas with seating, and trash receptacles. Refer to campus standards below.

Building Access:

The building will require one main entrance. In addition, it should have separate entrances for UW staff (maintenance, dining and facilities) as well as code required tenant entrances. There should also be a separate secured entrance at the loading dock for UW staff, deliveries, and vendors. All exterior entrances shall have card access. The main entrance shall have an enclosed airlock vestibule, should be well lit, and include slip-resistant, durable flooring.

Exterior Wayfinding & Signage:

Provide a single building identification sign at each project location. Exterior signage to match campus standard.

Proper signage is required to clearly identify the use, proper traffic flow, and wayfinding in the surface parking lot. Signage shall include handicapped signs, permit only signs, visitor, and short-term parking signs, etc.

Upon entering the main building lobby, occupants will be directed, both visually and with signage, to the elevators, dining, and common areas.

Campus Site Amenities Standards & Signage:
https://cpla.fpm.wisc.edu/landscape-architecture/campus-site-amenities/

Exterior Site Lighting:

New exterior lighting should be provided for all parking areas, the loading dock area, outdoor seating areas, and all pedestrian paths as required. The exterior lighting shall utilize induction or LED lamp sources. All fixtures shall be full cutoff luminaries that do not allow light to “spill” above the fixture to meet the recommendations of the Dark Sky Association.

Fully programmable control shall allow selective hours of operation and light reduction control.

The campus has a standard they use to make sure the aesthetics stay continuous across campus.

- Kim Lighting 1A-AR4-E35-120L-4K-120-BL-NFO
- Kim Lighting 1SA-SAR3-E35-60L-4K-120-BL-NFO
- Kim Lighting 1SA-SAR5-E35-60L-4K-120-BL

Landscaping:

The overall landscaping shall be minimal maintenance and shall not require an irrigation system to maintain.

Storm Water Management:

A stormwater management plan must be provided with the project including current and proposed drainage, runoff volumes, and hydraulic and hydrologic data. Design must comply with DNR and local site drainage ordinances. Site improvements should minimize runoff. Refer to DFD specifications for additional guidelines and requirements.

DOA Division 33 - Utilities

Parking:

Refer to Appendix 2 Section 4 for parking and delivery requirements.

Exterior Doors and Frames:

Entrances and exits shall be commercial aluminum systems. Utilize 12 gauge continuously welded, hollow metal frames and 14-gauge hollow metal doors. Hollow metal shall be galvanized and finished with high performance coatings. All components shall be thermally broken.

Handrails and Guardrails:

All interior and exterior handrail and guardrail components shall be stainless steel. See DFD guidelines for anchoring requirements.

B. Facility Overview

Building Aesthetic:

The Project shall be designed as a LEED Silver building. The building should be open and inviting, be compatible with surrounding campus buildings, neighborhood, and be aesthetically pleasing. The design shall incorporate interior and exterior building elements that convey quality architectural design. The design of the new building shall promote a positive and healthy living environment. The massing of the building shall be articulated (more than just a box) without sacrificing efficiency. The exterior envelope shall provide transparency between the exterior and inside public spaces.

The building design will need the UW Madison Campus Design Review Board approval.

The lower floors of the building shall house the public and common use functions like lobby, front desk, dining, lounge, laundry, Res Life staff and housing office suite. See Appendix 2 of this RFP for Programming and additional room requirements.

The first floor shall be directly accessible from visitor parking and street.

C. Commissioning Activities / Services:

The commissioning activities required correspond to DFD's Commissioning policy and procedures can be found in Section Two of the DOA-4518P DFD Policy and Procedure Manual - AE and Consultants.pdf

Proposer to provide an independent commissioning agent to complete the commissioning activities. Commissioning shall be done for all elements and systems that are performance based.

For those systems that function or are controlled by a parent system such as security, HVAC, lighting etc. functional performance testing is required for each entire system.

For those systems that need to perform independently such as the building envelope, windows, elevators etc. individual functional performance testing is required.

UW-Madison will provide input to the selected Proposer for inclusion of verification check lists and functional performance test forms into the construction specifications.

UW-Madison and DOA will review Basis of Design/Design Concept to evaluate if construction documents

meet State Project Requirements and DFD guidelines.

The development team will work with UW-Madison and DOA to develop a Commissioning Plan including commissioning team, procedures, system tests, test sampling, milestones, deliverables, and punchlist completion.

3. General Construction Criteria

A. Building Envelope:

The Proposer shall ensure waterproofing and roofing systems shall be peer reviewed by UW- Madison or a Registered Building Envelope, Roofing, and Waterproofing Consultant.

Exceeding Code Compliance:

It is expected that the performance of these assemblies exceeds the minimum requirements of the IBC as adopted in Wisconsin (Chapters SPS 361 to 366, also commonly referred to collectively as the "Wisconsin Commercial Building Code"). DFD Sustainability guidelines prescribe conformance with ANSI/ASHRAE/IESNA Standard 90.1-2022. Conformance with code requirements will be demonstrated using methods approved under the Wisconsin Commercial Building Code and ANSI/ASHRAE/IESNA Standard 90.1-2022.

Rain Screen Design:

All exterior cladding systems shall be engineered using pressure rain screen principles including:

- Use of comprehensive sheet weather barriers regardless of structural substrates.
- Use of a single membrane application shall accomplish weather, vapor, and air barriers/retarders.
- Use only applications that include compartmentalized interstitial drainage and vented air space.
- Use only applications of continuous exterior cavity insulation to achieve thermal performance.
- Barrier cladding design will NOT be allowed, regardless of testing.

Waterproofing and Roof Design:

Refer to DFD Master Specification, Division 7, for minimum warranty of 15 years on all systems.

Ethylene-Propylene-Diene-Monomer Roofing

- "New Construction Fully Adhered Systems" Requiring Mechanical Fastening To Metal Deck: The first layer of insulation (Min. 1-1/2") shall be mechanically fastened over existing or specified vapor retarder, if required, over metal deck. Additional layers of insulation shall be
- mechanically fastened over the first layer to encapsulate the mechanical fastener and its fastener plate. Metallic mechanical fastener plates are acceptable for use in the system. Plastic or other materials plates are not acceptable.
- No Ballasted EPDM systems allowed.

Roof Maintenance equipment:

Include Roof davits, Horizontal lifeline systems, and Rigging sleeves for equipment fall protection and window washing operations.

Guarantees and Warranties:

The standard specifications include no dollar limit warranties, extended manufacturer guarantees/warranties, and contractor guarantees/warranties. All guarantees/warranties shall be transferable without cost.

Fenestration Design:

This includes design, construction, or presence of openings in a building. Fenestration includes windows, doors, louvers, vents, wall panels, skylights, storefronts, curtain walls, and slope glazed systems. Each system selected shall be tested for the exposure in which it will be installed.

Life Cycle Testing:

All manufactured units shall contain a minimum AW rating by American Architectural Manufacturers Association.

Thermal Performance:

All assemblies shall employ thermal strut technologies. Poured-in bridge or non-thermally broken components will not be acceptable.

Windows and Natural Ventilation:

All resident room windows shall be operable with screens and stops.

Testing and Control Samples:

Mock-ups of each wall, roof, and fenestration assembly and assembly interfaces shall be completed for review and approval by DFD/UW and used for quality assurance. Each of the items shall be included in the scope of commissioning.

B. Floor to Floor Dimension:

Floor to Floor Dimension:

The floor-to-floor dimensions shall be a minimum of 12'- 8" to allow a minimum 8'-0" high ceilings in corridors, and bathrooms, and 9'- 0" ceilings in bedrooms and living rooms. First floor will have a higher floor to floor and 11'-0" finished ceiling height minimum dimension.

C. Exit Stairs:

Code compliant exit stairs shall be located to encourage residents to take stairs in lieu of the elevator. The interior of stairs enclosure shall be finished with rubber flooring and base and semi-gloss painted concrete block walls. Provide safety features such as battery backup lighting, area of refuge and locations for Stryker chairs.

D. Doors, Door Frames, and Hardware Assemblies:

All interior doors to be wood solid core construction with six-sided laminate hard wood edges, 3'-0 x 7'-0 x 1-¾" minimum, horizontal grade laminate and have appropriate ADA lever-type hardware and locks as determined by its use and security requirements.

All Lock sets and Latch sets shall meet BHMA A156 Grade 1 performance.

All interior door frames shall be painted 14ga hollow metal frames. Doorframes are to be constructed in an acoustically sound manner. Each door should include an appropriate doorstop.

Resident room doors – each resident room door shall have an attached 48"x12" mirror on the interior side, tamperproof peephole for security, and an evacuation sign.

Exterior Door Hardware:

Notwithstanding items required to provide fully functional door assemblies, the following items will be required:

- Continuous Hinges

- Automatic Door Operators at accessible entrances and exits. Stanley Access Technologies; Magic Force Operator
- Electronically controlled panic devices
- Door Position Switches
- Request for Exits
- Best® locking systems
- Card reader
- Door closer

Interior Door Hardware:

Notwithstanding items required to provide fully functional door assemblies, the following items will be required:

- Electronic full mortised hardware where card readers are used.
- Resident rooms spring hinged.
- Mortise Locks - Allegion plc; Schlage Lock L9000 17N.
- Exit Devices - Allegion plc; Von Duprin brand; 99 Series.
- Surface Closers - Allegion plc.; LCN brand – for external and internal public space.
- Lock Cylinders - Best Access Systems – SFIC - Rim Cylinder: Model 12E72S2RP3 and Mortise Cylinder: Model 1E74C265RP3
- Knox-Vault: 4400 Series Recessed Mount single lock model with clear aluminum finish.
- Key Cores to be SFIC by Best Access Systems – Keyways and Submaster layouts to be coordinated with Housing Key shop
- Door Position Switches where card reader are used
- Bedroom to hallway door locks with storeroom function with deadbolt and interior thumb turn

Automatic Door Openers:

- Stanley Access Technologies; Magic Force Operator

ADA Resident Rooms:

- One hearing impaired room per floor
    - See Fire Alarm section for additional info
- Two single rooms with bath will include electronic access and power door opener (2 of the total 9 single rooms).

** See Summarized Room Requirements Appendix 2 for additional Room requirements

Clearstory Glass and Sidelights:

Clearstory glass and sidelights are to be used whenever possible in staff offices to increase light infiltration and should follow DFM Daylighting Standards for State Facilities.

E. Specialties:

- Corner guards (Institutional Products Corp. (IPC) brand or equal) for all exposed corners unless corner is CMU or concrete.
- Any exposed concrete or CMU corner to be chamfered or bullnose
- Restroom Accessories: towel hooks, mirrors, sanitary cans, and toilet paper dispensers installed in all resident restrooms.
- Toilet partitions in common area restrooms to be ceiling mounted. Include water saving fixtures and manual flush for toilets. Provide hands free paper towel and soap dispensers,

mirror and shelf per housing standard.

- Fire extinguishers in fully recessed cabinets shall be provided.
- AED and NARCAN box will be provided by the UW. Please provide clear wall space on the first floor in an accessible location to allow for the installation of an AED cabinet 16" W X 14.75" H X 8.5" D and a NARCAN unit 12" W X 22.5" H X 5.5" D.
- Window coverings to be aluminum 8-gauge blinds with cords for tilt and lift or roller shades.

F. Furnishings

All furnishings identified in Appendix 2 Section 3, resident rooms, lounge areas and office space, will be provided by UW-Madison Housing. Installation to be coordinated with construction schedule to meet the negotiated move in date. Furniture listed is for layout purposes only.

Furniture for the dining area to be provided by the proposer as part of the dining solution allowance.

Tables

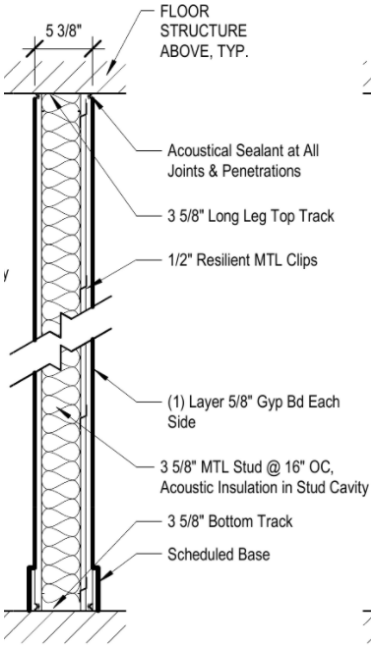
- A variety of sizes to allow for groups of 2-6, prefer more two top rectangular tables.
- Laminate tops with PVC or wood edge.
- Pedestal style table bases.

Chairs

- Stacking chairs preferable
- Non upholstered or high performance non-woven upholstery
- Preferred manufacturers Grand Rapids Chair Company, JSI, Sandler Seating, Emeco.

G. Interior Walls:

- Drywall Resident Room detail, drywall = *Gold Bond PURPLE XP® Hi-Impact® Drywall*:
- All residential floor walls must be full height, go from structural deck to structural deck and have acoustic insulation.
- All common floor bathrooms and stairwells to be floor to deck concrete block walls.



H. Casework:

All casework shall be AWI Custom Grade, full overlay. Cabinetry units in dining area, cafeteria and kitchenettes shall consist of upper and lower units with at least two lockable cabinets. Casework is to have high pressure laminate on all exposed sides and surfaces. One (1) adjustable shelf shall be provided per 18" of cabinet space. A portion of all wall cabinets shall comply with ANSI reach ranges. Knee openings are to be provided at sink base cabinets.

Loading Dock Area: Provide a 6' long minimum, standing height, counter for equipment check-in.

Front Desk/Mailroom: Provide upper and lower cabinets with knee space and counter space for mail sorting and storage.

I. Flooring:

Provide durable slip resistant flooring at public and staff entrances. The design solution should control moisture from foot traffic in inclement weather, yet still create an aesthetically pleasing and easily maintainable space. UW-Madison housing will provide walk off mats.

Entry level public corridors and main lobby shall have hard surface natural flooring such as porcelain tile. Selected tile is to be of durable material, slip resistant, and shall include an epoxy grout.

Restroom flooring shall be non-slip ceramic or porcelain tile with matching tile base and medium to dark epoxy grout per DFD specifications.

Stairwells, laundry facilities, dock and storage room flooring shall be of non-slip material, resistant to stain and easy to clean.

Carpet: Residence rooms, lounges and study rooms, and offices, shall be carpeted with commercial grade 24 oz. solution dyed nylon carpet tiles.

Vending areas, dining serving area and kitchenettes shall have porcelain tile flooring or LVT with recycled content and both shall be Low VOC or no VOC including adhesives. Dining seating area to have commercial grade 24 oz. solution dyed nylon carpet tiles.

The food service area is to have slip-resistant, scrubbable masonry tile that is applied to a water-resistant flooring material and have full porcelain walls with epoxy grout.

Data Communication rooms to have static dissipative vinyl composition tile with recycled content and low VOC or no VOC including adhesives.

Provide 4% minimum attic stock for each type of flooring.

J. Interior Wall Finishes:

Wall Coverings:

Provide 5% attic stock for all materials.

Wall treatment around the drinking fountains shall be non-water absorbing.

Paint:

Texture of painted surfaces to be rolled epoxy eggshell modified latex everywhere. The project is to provide paint attic stock equivalent of one unopen gallon per color and sheen.

Resident Bathrooms:

Use Swanstone shower bases or equal (not fiberglass or acrylic)

Use Solid Surface (Corian) Lavatory countertops with inaugural bowls.

Use Solid Surface shower surrounds.

Tile preferred bathroom flooring with medium to dark epoxy grout

K. Elevators:

The building should contain at least one passenger elevator/250 residents and 1 freight elevator in a common area. Location to be coordinated with UW-Madison during design. The passenger elevators and freight elevators shall have a video camera and security card access at first floor and all serviced floors. The freight elevators should be near the dock area. The freight elevators must service all floors of the building including any mechanical penthouse and below ground if necessary. It should be capable of transporting large equipment and furnishings. The minimum size is 14'x6' and it shall be a Class A elevator per ASME A17.1 Rule 207.2b.

Traction Elevators

Project work consists of furnishing and installing one passenger elevators/250 residents non-proprietary conventional overhead traction elevators with ACPM gearless machines located in an overhead machine room.

Control Systems: Control systems of proprietary design are not acceptable.

Basis of Design:

- GAL Manufacturing – Galaxy
- Smartrise Engineering – C4 Traction Controller
- Motion Control Engineering - iControl
- Building/User Agency Specific Requirements
- Access Control Security at 1st floor and in car enclosures
- Independent Service key switch shall be format interchangeable code (SFIC) key switch furnished by Section 08 71 00
- Video camera in car enclosure
- Access/Control/EMCS (Elevator Management & Control System)
- Capacity: 4,000 lbs. Class A loading.
- Speed: 500 fpm
- Car platform dimensions: 8'0" width X 6'4" depth minimum.
- Flooring: 12"x24" Porcelain Tile
- Car ceiling height: Minimum 8'0" under suspended ceiling
- Car & Hoist way doors: Width: 4'0" x Height: 7'0" minimum - Type: Center opening, single speed
- Power supply: 480 volts, 3 phase, 60 cycles (verify with electrical drawings)
- All pushbuttons shall be comparable to Innovation Industries "Bruiser" series with round projecting vandal resistant stainless steel call register pushbuttons with counter-bored stop.
- Traveling Cable: Provide eight (8) #20 AWG twisted shielded pair conductors and one (1) RG6 coaxial cable for security products
- Enclosure Wall Panels: Wall panels shall be minimum 1/2" thick raised formed wall panels clad and wrapped in textured stainless steel with fire-retardant particleboard construction core, designed for removal and replacement without exposed fasteners. Sizes and arrangement of panels shall be as indicated on approved shop drawings. The 5WL finish as manufactured by Ridigized Metals shall be used. Base between panels and car floor, vertical reveals between panels and at corners, and wall areas above panels to top of car shall be

satin stainless-steel finish. Heavy gauge base with ventilation perforations shall be provided. The total area of natural ventilation openings shall be not less than 3.5% of the inside car floor area divided equally between the bottom and top of the car enclosure. Do not provide in car handrails per UW Electrical Shop.

Hydraulic Freight Elevators

Type: Holeless, beside-the-car, single-acting or telescoping, single or dual cylinder (no roped hydraulics or inverted jacks will be accepted).

Basis of Design:

- GAL Manufacturing – Galaxy
- Smartrise Engineering – C4 Traction Controller
- Motion Control Engineering - iControl
- Building/User Agency Specific Requirements
- Access Control Security at 1st floor and in car enclosures
- Independent Service key switch shall be format interchangeable code (SFIC) key switch furnished by Section 08 71 00
- Video camera in car enclosure
- Access/Control/EMCS (Elevator Management & Control System)
- Capacity: 6,000 lbs. Freight Class A loading.
- Speed: 150 fpm
- Car platform dimensions: 8’4” width X 10’0” depth minimum
- Car ceiling height: Minimum 9’0”
- Car & Hoist way doors: Width: 8’0” x Height: 8’0” minimum - Type: Power operated vertical bi-parting.
- Car Walls: Vertical stainless-steel panels
- Floor: 12”x24” Porcelain tile
- Fire-Protection rating: 1 1/2 hours.
- Door material: Satin stainless steel, No. 4 finish.
- Door frame material: Satin stainless steel, No. 4 finish.
- Power supply: 480 volts, 3 phase, 60 cycles (verify with electrical drawings)
- All pushbuttons shall be comparable to Innovation Industries “Bruiser” series with round projecting vandal resistant stainless steel call register pushbuttons with counter-bored stop.
- Traveling Cable: Provide eight (8) #20 AWG twisted shielded pair conductors and one (1) RG6 coaxial cable for security products
- Do not provide in car handrails.
- Control Systems: Control systems of proprietary design are not acceptable.

L. Interior Wayfinding and Signage:

Way-finding systems: The Proposer shall ensure final design includes a comprehensive signage package including site, life safety, accessible, entrance, and way-finding signage.

All base building, wayfinding, and room number signage to be included in the project and follow UW-Madison Interior Sign Standards. Exterior Graphics, Wayfinding and Signage Policies and Design Guidelines - UW-Madison Policy Library (wisc.edu)

Room or area numbering shall be approved by the UW-Madison project team.

Provide one backlit, recessed general building directory or electronic directory centrally located in main

building lobby.

Provide one bronze building dedication plaque, minimum sized at 36" x 42" which includes a State of Wisconsin seal located in the building's main lobby area.

M. Interior Lighting, Fixtures and Ballasts

The lighting design should provide illumination levels consistent with the latest recommendations of the Illuminating Engineering Society of North America (IESNA). In general, interior lighting fixtures should utilize LED lamps for maximum energy efficiency and minimum maintenance. Incandescent lamps are not permitted.

There will be some special consideration areas in the building where the Proposer will need to adjust the lighting levels from the standard to better suit the function or type of work being performed in the areas.

The Proposer shall standardize the lamp types used in the project to help reduce the maintenance costs for UW-Madison. The Proposer shall do a life cycle cost analysis for the lamp replacement during the design.

Lithonia 2RTLX4 for all resident rooms which utilize 0-10v dimmers
Color Temperature = 4000K-4100K for luminaires

N. Appliances

Resident Laundry Room:

Provide 1 washer and 1 dryer per 40 residents

Washers - SFNNYASP115TW01

Dryers - SSGNYFGW113TW01

Point of sale equipment will require power, CAT6A and raceway from equipment box to machines. Point of sale vendor TBD.

Community Kitchen:

Provide one community kitchen located on the 1st floor

- (2) Side-by-side refrigerators with water hook ups and icemaker
- (2) cooktops, 2 ovens (one stack)
- Exhaust hood with 2 hr. ductwork, Ansul system vented to the exterior
- H/C Water SS double compartment sink
- Camera and card access on entry door

Dedicated outlets are to be provided for the appliances. Provide additional outlets for residence convenience.

Provide a hands-free paper towel and soap dispenser.

Flooring to be a non-slip porcelain tile and wall covering to be a washable paint or Type II low voc or no voc. vinyl wall covering.

The countertop and back splash to be Solid Surface.

Dining/Cafeteria:

Provide an allowance for a 400-seat cafeteria with exhaust, fire protection, electrical and plumbing to accommodate a commercial kitchen and seating area for residents. Preference for the first floor with access to the dock and delivery area.

Dishwasher in proposed cafeteria to be steam fed flight type dish machine (Hobart) FT1000E+BASE

4. Building Systems Criteria

A. Heating, Ventilation and Air Conditioning (HVAC) Systems

HVAC systems shall be designed in support of a LEED Silver building.

The Facility will meet or exceed minimum energy performance thresholds as established in energy design guidelines to be supplied and State (see sustainability guidelines noted above).

DFD Sustainability guidelines prescribe conformance with ANSI/ASHRAE/IESNA Standard 90.1-2022.

The majority of the building will be comprised of student resident suites with other specialty type spaces that include kitchenettes, and miscellaneous support spaces that will have the following general HVAC guidelines applied.

Resident Rooms should have 4-pipe fan coil system with individual room controls Johnson Controls TEC3000. Common areas to be on a Variable Volume-Reheat single duct (VAV-RH) system utilizing hot water and chilled water for heating and cooling respectively.

Provide conditioned outside air ventilation and exhaust for resident rooms separate from the bathroom requirements of 20 cfm per person minimum.

The building should be conditioned utilizing Steam Heat Exchangers with redundant capability. AHU, ERU, etc. to utilize hot water and chilled water piping to minimize steam distribution. The HVAC system shall be capable of maintaining a comfortable temperature and humidity level for all common areas as follows:

Summer	Winter
76 degrees (+/- 2 degrees)	68 degrees (+/- 2 degrees)
50% Relative Humidity (+/- 10%)	10% Relative Humidity (+/- 5%)

Supplemental humidification is not expected to be provided for the building to maintain winter humidity criteria.

Equipment sizing will be based on outdoor air temperatures indicated in the Wisconsin Commercial Building Code.

Chilled Water System:

Utilize UW-Madison campus chilled water if state-owned sites are proposed. If not connecting to campus chilled water systems, provide options to accomplish sustainable design to meet new campus goals.

If not connecting to campus chilled water systems, provide chilled water plant options to accomplish State of Wisconsin sustainable design goals.

Chilled water plant options will *not* use open-loop equipment for the heat rejection (Condenser) side of system to minimize make-up water consumption and minimize risk of legionella. LCC to analyze technologies such as evaporatively cooled closed loop coolers and system configurations such as variable primary chiller configurations.

Packaged air-cooled chilled water equipment will not be accepted.

Chilled water systems will deploy waterside economizer for chilled water system operation during economizer temperatures.

LCC will include analysis of Chilled water design temperature and delta to optimize design (minimum of two options: 44-˚F-design/12-˚F-delta vs 42-˚F -design/15-˚F -delta).

As an alternate provide options to accomplish sustainable design to meet State of Wisconsin sustainable goals such as geothermal heat rejection or the ability to be net-zero ready.

Heating System:

Regardless of hot water system heating source, design the hot water heating system for 130-degree maximum hot water supply temperature.

Utilize UW-Madison campus steam system if state-owned sites are proposed.

If not connecting to campus systems, the below heating system shall be provided:

The heating system shall consist of primary-secondary configuration where gas-fired boilers piped in parallel, each with a dedicated primary hot water pump. The secondary pumps shall be piped in parallel to distribute hot water throughout the building.

The heating hot water system shall be supplied utilizing modular gas fired fire tube condensing boilers designed to take advantage of condensing efficiencies. The individual boiler primary hot water pumps shall be constant volume. The secondary loop pumps being variable speed. Provide a minimum of two (2) boilers, two primary loop pumps and two secondary loop pumps as N+1 redundancy.

As an alternate, provide options to accomplish sustainable design to meet new campus goals such as no use of natural gas for heating systems or the ability to be net-zero ready.

Provide 2-5psi natural gas distribution for all gas fired equipment in the building complex. Gas pressure regulators for gas fired equipment shall be furnished by the Proposer. Natural gas fired equipment shall include but not be limited to HVAC heating appliances, Domestic Water heating appliances, Kitchen appliances, etc.

Ventilation System:

Central exhaust system(s) should be provided to serve bathrooms, kitchenette, cafeteria kitchen, trash rooms, custodial closets, and housekeeping rooms and shall be connected to the energy recovery ventilation system. The energy recovery system(s) shall provide fresh air ventilation to the building air-side systems (VAV-RH AHU, 4-Pipe FCU, etc.).

Support and common areas, including corridors, should be air conditioned and ventilated.

For dryer exhaust systems (s), provide Lint Lasso lint filter system.

Additional Required Systems:

The Main Distribution Frame (MDF) shall have dedicated cooling capable of year-round operation and maintaining a room temperature of 75 degrees F with a maximum of 80 degrees F and shall be an independent system from the main building cooling system to allow continual operation when the main system is shutdown.

The loading dock to be provided with separate heating only HVAC system and shall be maintained at negative pressure relative to the rest of the building. System shall be hot water if connected to campus steam, and natural gas fired if the building is provided natural gas.

Proposer to ensure electrical, security, and elevator equipment rooms, dining areas and kitchenettes have adequate exhaust ventilation.

B. Building Automation Control System:

Manufacturer:

Acceptable Manufacturers and Installers shall be limited to the following:

- Johnson Controls
- Alerton

The project shall include a building automation system following the specifications included in DFD Master Specification under DOA Division 23 - Heating, Ventilating, and Air Conditioning (Section 23 09 23).

Products General:

The system provided under this project shall be interfaced with Johnson Control Metasys. Provide DDC control products in sizes and of capacities as required, conforming to manufacturer's standard materials and components as published in their product information, designed and constructed as recommended by the manufacturer and as required for application indicate.

For residence spaces, basis of design thermostat is Johnson Controls TEC3000.

Direct Digital Controls (DDC):

System to be capable of integrating multiple building functions, including equipment supervision and control, alarm management, energy management, and trend data collection. DDC to consist of Supervisory Controllers, Programmable Controllers, stand-alone Application Specific Controllers (ASCs), Operator Workstation, and other operator interface devices that will be integrated to Johnson Controls Metasys.

BACnet Requirements:

The highest level of network communications shall utilize BACnet/IP over Ethernet and the field level communications shall utilize BACnet MSTP protocol. All controllers shall provide a Protocol Implementation Conformance Statement (PICS) and BACnet Interoperability Building Blocks (BIBB"S) as required by the American National Standards Institute/American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ANSI/ASHRAE) Standard 135-2001, BACnet protocol.

Sequence of Operations for HVAC control:

The project shall utilize sequence of operations following the specifications included in the DFD Master Specifications under DOA Division 23 - Heating, Ventilating, and Air Conditioning (Section 23 09 93) in its entirety.

Pneumatic and Electric Instrumentation and Control Devices:

The project shall include instrumentation and Control Devices following the specifications included in the DFD Master Specification under DOA Division 23 - Heating, Ventilating, and Air Conditioning (Section 23 09 14) with the following additions/changes:

The HVAC system shall be capable of maintaining a comfortable temperature and humidity level for all common areas as follows:

Summer	Winter
76 degrees (+/- 2 degrees)	68 degrees (+/- 2 degrees)
50% Relative Humidity (+/- 10%)	10% Relative Humidity (+/- 5%)

Temperature set points in public areas shall be capable of being set up/back during unoccupied times. Provide locking thermostat covers in all public spaces.

Provide occupancy sensor shutdown and setback of unoccupied HVAC zones in common areas (not in resident rooms).

Where operable windows are deployed, BAS system shall provide a window closure switch that will

enable/disable the heating and cooling while the window is open in said space. Switch shall not be integral with window.

C. Plumbing Systems

The water supply for both domestic water and fire sprinkler system will be a combined municipal water service. Coordinate final connection with local municipal water service on the site.

Plumbing systems shall be designed in support of a LEED Silver Design.

Provide test valve on inlet for water quality testing.

Provide isolation/service valves for all major piping branches to allow portions of the systems to be serviced without shutting down the entire building.

Provide full flow flushing capabilities of the supply line.

Provide an exterior grease interceptor for food service area.

Provide duplex storm water sump pumps and sump pits for drain tile, clear water waste and storm drainage (which cannot be drained by gravity to city provided storm utilities). Pumps shall be external to sump or provided with lift rails.

Provide duplex sewage ejectors and sump pits for sanitary drainage that cannot be drained by gravity to city provided sanitary utilities.

Provide triplex domestic water booster system with variable frequency drives designed to exceed designed vertical height constraints. Create multiple pressure zones to avoid pressure at floors.

Furnish gas pressure regulators for all natural gas fired equipment.

Insulate all hot water and cold water piping. Provide complete vapor barrier for all cold water piping.

Plumbing Fixtures:

Note: Specific fixtures and devices are noted in this section to maintain a fixture standard to reduce spare part stock required.

Showers/Shower Valves

- SH-1 - Pressure balanced shower valve with ceramic valving, check stops, adjustable temperature limit stop and volume control. Brass ball joint showerhead with spray adjustment, 6 Lexan
- plungers, supply pipe and escutcheon, integral check and service stops. For use in Non-ADA Showers.
- Valve & Body: Symmons 4-500-X-BODY-X-CHKS
- Trim: Symmons 1-100-TRM-2.0-Less Head
- Showerhead: Symmons 4-135F-2.0
- SH-2 - Pressure balanced shower valve with ceramic valving, check stops, adjustable temperature limit stop and volume control, lever handle operated. With hand-held adjustable head with 44” slide bar, 72” hose, in-line vacuum breaker and supply elbow. ADA compliant. Brass ball joint showerhead with spray adjustment, 6 Lexan plungers, supply pipe and escutcheon, integral check and service stops. Provide a second hook for shower head. For use in ADA Showers
- Valve & Body: Symmons 4-500-X-BODY-X-CHKS
- Trim: Symmons 4-500-TRM
- Hand Shower: Symmons FSB-72-B48-L/HS-EF109

- Shower Wand: Symmons ADACHS-2.0-WHT

Electric water coolers.

- Elkay drinking fountain with Bottle Filler - Model LZSTL8WSLP
- One per residential floor and in main lobby areas

Laundry, Service Sinks & Restroom wall hydrants

- Provide inline check valves in supply lines

Lotus (SAO) Machines (Green Cleaning) in Janitorial Closets.

- 1/2" cold water supply line
- Provide inline check valve in supply line and a ball valve for local isolation
- After the ball valve provide a watts 9D check valve with GHT adapter
- Pipe check valve vent to drain

Public Restroom:

- Urinals specified to 0.5 gallon or less per flush, Vitreous China wall mounted with concealed carrier, with hardwired where possible motion-sensor flush valves;
- Lavatory sinks to be Vitreous China, provided with hardwired where possible motion sensor activated high efficiency faucets, 0.35 gpm, with fixture stop valves;
- Water closets shall be Vitreous China wall mounted, 1.6 or 1.28 gpf, syphon jet action, with 2-1/8" passageway, elongated bowl, with hardwired where possible motion sensor activated flush valves.
- Public Restroom to have floor drain.

Residence Restroom:

- Lavatory sinks to be Vitreous China, provided with manual faucets, 1.5 gpm, with fixture stop valves;
- Water closets shall be Vitreous China wall mounted with flush valve, 1.28 gpf or less, syphon jet action, 2-1/8" passageway, elongated bowl.

Water Heaters:

Water temperature to be set to 140˚F with electronic master mixing valve. Distribution temperature to be 120˚F.

When UW campus steam utility is available: Utilize steam Hot Water Heaters with redundant (N+1) capacity.

When building is stand-alone (no UW utilities): Utilize High efficiency sealed combustion condensing natural gas fired water heaters. Equipment to be minimum 95% thermal efficiency. Water heaters shall be sized with redundant (N+1) capacity.

As part of the LCC analysis, the proposer can analyze and propose a combined heating and domestic hot water production plant. Boiler/Heat-recovery chiller plants would be sized to manage cold and warm weather system load variances and operate efficiently throughout year.

Water Softener:

All water supplied to the domestic hot water system should be softened. Water Softeners to have redundant (N+1) capacity .

Provide a duplex/triplex softening system with digital metering with capacity for one mineral tank to

provide water softening capacity of the entire domestic hot water system as specified in the DFD Master Specification Division 22.

D. Mechanical Utilities:

Water, drain, or vent piping installed within exterior wall assemblies is not permitted.

Provide service and clearance space that meets or exceeds equipment manufacturers' minimum recommendations. Provide equipment space and building access to allow removal and replacement of all primary heating and cooling equipment and accessories.

It is anticipated that the Developer will utilize University utilities if development occurs on State-owned sites, which include steam, compressed air, chiller water and telecommunications. The Developer will be responsible for all installation costs and metering per outlined specifications for all university provided utilities and will be expected to sign a contract with UW-Madison that would establish maintenance demarcations and rates.

The Developer has the option to utilize UW– Madison or Madison Gas and Electric for electricity if development occurs on state-owned sites. If natural gas is needed, Madison Gas and Electrical would be the supplier. The Developer will utilize City of Madison domestic water, sanitary and storm sewer.

The Facility will meet or exceed minimum energy performance thresholds as established in energy design guidelines to be supplied and State (see sustainability guidelines noted above). DFD Sustainability guidelines prescribe conformance with ANSI/ASHRAE/IESNA Standard 90.1-2022.

E. Fire Suppression

The building will be served primarily by a wet-pipe fire sprinkler system. Sprinkler heads shall be fully concealed type (unless in a mechanical area) with location to be coordinated with the MEP engineer (hvac, lighting, etc.).

- Steel Pipe: Black steel pipe welded and seamless, Type F, Grade A, ASTM A53; black welded and seamless steel pipe for fire protection use, Type F, ASTM A795; electric resistance welded steel pipe, Grade A, ASTM A135.
- Pipe wall Thickness:
  - Threaded pipe shall have a minimum wall thickness of schedule 40.
  - All other pipes shall have a minimum wall thickness of schedule 10.
  - Piping 2" and under shall be minimum schedule 40 unless stated otherwise herein.
- No exposed CPVC piping material is allowed under any circumstances. CPVC shall only be used in return air plenum areas if piping is plenum rated and meets ASTM flame and smoke spread limitations.
- CPVC PIPE: CPVC Sprinkler Pipe, ASTM F 442, SDR 13.5. 1" through 2" pipe size only. CPVC Sprinkler Fittings, Schedule 40 and Schedule 80 dimensions for 1" through 1-1/4", Schedule 80 for 1-1/2" through 2".

An electrical fire pump fed from the emergency generator may be required depending upon the building height. Include fire pump test connections which drain to storm inlet without pedestrian or traffic restriction.

Dry-pipe fire sprinkler systems shall be used in all attached exterior building canopies and unheated spaces.

Roof Hydrants do not need to be through the wall, they can be located just inside of the roof access door per Madison Fire Department

Provide supervised manual shutoff valve outside of all communications and electrical equipment rooms to isolate fire protection piping serving these rooms.

F. Electrical Systems

Electrical systems shall be designed in support of a LEED Silver building.

Power Distribution:

The electrical system shall be designed to handle loads based on 6 watts / SF for equipment and 1.0 watts /SF for lighting.

All Distribution equipment to be proposed with a minimum 25% spare capacity for future loads.

Transformers shall be located and / or shielded to eliminate EMF radiating into Building spaces.

All duplex receptacles should be heavy duty specification grade, 20 amp rated.

All disconnects and starters shall be heavy duty rated.

Low-Voltage Electrical Power Conductors and Cables

- All conductors shall be copper. All ground conductors shall be copper. Aluminum conductors shall not be used. Insulation shall have a 600 volt rating. All conductors shall be stranded.

Raceway And Boxes For Electrical Systems

- No surface mounted raceway ("wire mold") is acceptable
- Dry Interior Locations: Rigid metal conduit, Intermediate metal conduit, Electrical metallic tubing for concealed or exposed raceways.
- Steam Tunnels, Steam Pits or Exposed in Manholes: PVC coated Rigid Metal Conduit.
- Underground Installations Emerging through Concrete Slab: Rigid metal conduit.

Underground Ducts And Raceways For Electrical Systems

- Size: 5" nominal for voltages above 600V, and 4" nominal for 600V or lower and communication system applications unless noted otherwise on drawings.
- Encase duct with 3 in. minimum of concrete on top, bottom, and sides with top of duct bank troweled to a smooth crown to prevent pooling of water.

All medium voltage gear rated at 15kV.

- Main Transformer Voltage = Dual rated 13.8 x 4.16 kV primary; 480/277 volts secondary factory tapped at 4160 V primary
- Connections: Delta primary – Grounded Wye secondary

Panelboard and overcurrent devices

- Shall be fully rated. All Panelboards shall be equipped with a main breaker. Coordination with Arc flash study to lower panel rating to Class 0 or 1 for panels that feed the resident rooms.
- All panelboards to be provided with door-in-door construction.

Wiring Devices

- Receptacles: NEMA Type 5-20R, white nylon or high impact resistant face. Receptacles shall be UL498 Listed and meet Federal Specification WC-596. All duplex receptacles shall be heavy duty Specification Grade, 20 amp rated.
- Additional requirements for Outdoor Receptacle requirements: weather resistant GFCI type, with extra-duty weatherproof covers.
- GFCI receptacles shall be provided in toilet rooms, vending machines, water coolers, and all other code required locations.

- Hallways outlets every 40 feet to accommodate equipment being used for floor care. Outlets to be split wired with two different branch circuits
- 0-10 V Dimmers: Leviton IP710-LFZ (housing standard)

Electrical Vault:

Within the new building, space shall be allocated in a lower level for the main electrical room. The electrical service from the local utility or UW-Madison shall terminate into this room in a new switchboard.

All new equipment such as switchboard, transformers, and generator shall be designed using the total connected load using any allowable demand factors and diversity factors outlined by the National Electric Code (NEC)

Emergency Generator:

A diesel engine-driven or natural gas fueled, pad-mounted electrical emergency generator should be provided on site, with above ground fuel storage as necessary. The generator should feed the Emergency (Article 700, NEC) life safety loads, the Legally Required Standby (Article 701, NEC) loads including fire pumps, and Optional Standby (Article 702, NEC) loads for essential building equipment. Essential building loads include plumbing and HVAC equipment that must operate in an outage to prevent building freeze-up or flooding. Each distribution system to include dedicated automatic transfer switches with digital KW demand meters.

Provide fuel oil pumps, distribution, and above ground storage systems for emergency generator systems.

The generator location shall be coordinated with UW-Madison. The preferred generator location would be within the building, but if an exterior generator is proposed, it shall be outside the building in a stand-alone weatherproof enclosure with critical noise grade mufflers and fully fenced in surround. Locate

generator exhaust termination to prevent contamination of air at building entrances and outside air intakes.

Generator fuel tank shall allow continuous full load operation for 12 hours minimum.

The generator shall have three distinct branches (NEC 700, 701, 702) of emergency distribution for the building.

Uninterruptible Power Supply:

The emergency power distribution system design shall also include an Uninterruptible Power Supply (UPS) system that will provide power to critical equipment loads. Examples of such loads are the Telephone Equipment Rooms (TR), MDF, Server room, and security systems. A UPS system shall be designed to provide a minimum of 60 minutes back-up. This system will only handle short duration outages and voltage disruptions (sags, brownouts, etc.).

Arc Flash:

The Proposer shall incorporate an arc flash analysis in accordance with the latest DFD ARC FLASH Study Requirements. The designer shall specify that the vendor provided equipment information and diagrams be furnished and require the electrical contractor to provide a third-party analysis or vendor provided analysis of the arc flash evaluation and protection/coordination study including labeling of panels, selection and adjustment of short circuit protection devices to minimize hazards.

Life Safety Egress Lighting:

Code required egress lighting; both interior and exterior shall be provided via the use of the new emergency generator set for the facility. Emergency circuits shall be distributed to each floor via panels

fed from the generator set/transfer switch arrangement. Various fixtures in each space as determined by the lighting designer will be connected to these emergency circuits. All exit signs shall utilize LED lamp technology and shall also be connected the emergency lighting circuits.

Life safety egress luminaries shall not operate 24/7. The Proposer designer shall utilize occupancy sensors with a failsafe feature UL listed for use on life safety circuits.

Battery operated light fixtures shall be provided in the main electrical room and similar critical locations for instant light, including stairwells.

Building Lighting – Interior, Exterior, and Site

All light fixtures for interior, exterior, and site lighting applications shall be LED technology.

Luminaire color temperature shall be 4000k.

Lighting Controls:

Luminary control in all locations shall be accomplished by local area wall mounted switches.

Occupancy sensors shall be used for automatic off control of all lighting circuits. This shall include the fixtures required for life safety egress function except for areas where having no egress fixtures could be a safety issue for the building occupants, such as elevator lobbies, stairwells and stair lobbies. In these areas provide occupancy sensors to reduce the lighting level to 50% of the normal level when unoccupied.

Provide manual switches with integral timer for mechanical and electrical equipment rooms.

Occupancy sensors shall be ceiling mounted, or wall mounted depending on the layout of the space. The use of passive infrared (PIR), passive acoustic or dual technology (both PIR and passive acoustic) shall be used as required to meet the use of each space. The Proposer shall work with the occupancy sensor manufacturer to make sure the proper technology occupancy sensor is used within each space. All occupancy sensors shall be fully field-adjustable to allow maintenance staff to perform adjustments to eliminate nuisance tripping wherever possible. All occupancy sensors shall be provided with auxiliary contact for HVAC control integration.

Surge Suppression

Include Class C device at the service entrance equipment. Include Class B device at each panel board servicing the server room, both normal and emergency distribution panels as required.

Lightning Protection System:

A lightning protection system on the roof of the building shall be provided. This system should include air terminal rods at the perimeter of the building on the roof as required to provide full coverage of the roof area. Air terminal rods shall also be furnished on any large HVAC or other equipment on the roof. Conductors should be used to bond all air terminal rods and any metallic equipment on the roof. Conduits shall be installed in the exterior walls to allow down conductors to connect the lightning protection system to the earth. This lightning protection system shall be bonded to the building's grounding electrode system as required by the National Electrical Code and UL Standards, manufacturer certification is required.

G. Fire Alarm System:

The fire alarm system to be a multiplex/intelligent fire alarm control panel (FACP) with one-way voice communication sub system capability. Area smoke detection should be provided throughout the building. The fire alarm panel should be connected to the central alarm reporting and emergency address system. The fire alarm system design should be reviewed with the local fire marshal.

Fire alarm system shall be fully addressable with voice communications throughout the building. If

required, provide remote control panels with networking capabilities. The main fire alarm control panel(s) should be located on the lower level, preferably near the building staff.

Where required by the local fire authority, provide remote annunciation panels for the fire alarm system at select entrances in the building.

Provide a minimum of 20% expansion capacity including power supplies and batteries.

Strobe synchronization shall be provided and shall be LED.

Verify with the local fire authority for specific requirements regarding the location and quantity of initiating devices and annunciation.

- All Fire Alarm System Wiring Shall Be Installed Within Metallic Conduit
- The system shall provide connectivity to allow for building wide emergency announcements to be made.
- System speakers will typically be mounted flush in the ceiling wherever possible. Wall mounted loudspeaker type horns shall be used only in mechanical room and utility spaces.
- The system designer shall take special consideration to ensure audibility is maintained in all public, common, and residential areas. Provide additional speakers as required to assure optimal audio clarity throughout the facility.
- Provide a minimum of 20% expansion capacity on all initiation, signal line, and notification appliance circuits for future use.
- Fire Alarm to be a Class A system.
- Resident room smoke heads to be a part of the Fire Alarm system.
- Residents rooms to use supervised smoke detectors
- Resident Rooms to alarm locally and show as a supervisory on the panel.

Common hallway detectors to activate a building evacuation.

Duct detectors shall be used for all bathroom locations.

Setup ADA Rooms / hearing-impaired rooms with horn/strobe and a supervised outlet for a bed shaker.

- System to react for in-room notification and general evacuation.

H. Area of Refuge:

Provide a design of areas of rescue in stairwells with a rescue assistance (AIA) communication system. The proposer shall coordinate locations of all devices and communicate with the local fire marshal to determine the location of master control panel.

System shall have visual and audio capability. The system shall include full duplex voice capability to enhance communication during emergency situations.

I. Technology:

The network environment will consist of MDF Rooms and TR (also known as data closets) as necessary within the building. The rooms will need to be interconnected and meet the Institute of Electrical and Electronics Engineers (IEEE) standards. Cabling will provide 10Gig plus speeds throughout the premises, testing of cabling runs will need to be documented. For the network equipment in these rooms dedicated power will be required along with general power. In the MDF and IDF networks racks will need to be installed and securely fastened to support network equipment and cabling.

Data:

- All Ethernet cable to be CAT6A

- Each resident room will be supplied one Ethernet CAT6A cable and one in room Hospitality Access PointPoint
- All common area APs to be fed with a pair of CAT6A
- Common area TVs to be fed with a single CAT6A cable

Networking Equipment:

- The project will consult with Doit to confirm most current generation of switches and APs, prior to purchase.
- Current Building Aggregation Switches
- Minimum of 2 per building depending on number of equipment closets
- Catalyst 9300X 24x25G Fiber Ports, modular uplink Switch with cables and "Essentials licensing"
- Catalyst 9300X 12x25G Fiber Ports, modular uplink Switch with cables and "Essentials licensing"
- Building Access Switches
- Catalyst 9300 48-port of 5Gbps Network Essentials C9300-48UN-E
- Wireless Access Points
- Wireless access will provide for full building coverage
- ARUBA AP-503H (US) UNIFIED AP plus AP-500H-MNT R3V38A/R3V58A
- ARUBA AP-345 (US) UNIFIED AP plus AP-220-MNT-W3 JZ033A/JY706A
- ARUBA AP-344 (US) UNIFIED AP plus (4) AP-ANT-1W plus AP-220-MNT-W3 JZ023A/JW009A/JY706A
- AP Controller subscription Licenses and Support

Emergency Power:

Redundant power for the facilities to provide uninterrupted power disruptions for the network infrastructure, including MDF and IDF. These sources will need to deliver power for the network services. This may include on-premises generators and battery systems.

Cabling Requirements:

All cables and related terminations, support and grounding hardware shall be furnished, installed, wired, labeled, and tested with documentation, and terminated.

Installation to include terminations of voice cabling from MDF room to workstation jacks.

Structured Cabling

- Indoor Type Fiber Optic Cable - Cable shall be rated: OFCP (Optical Fiber Conductive Plenum). Cable Jacket: As required for rating (color yellow). Cable jacket color shall indicate fiber type per TIA-598. OS2 (Single mode) YELLOW
- Cable shall incorporate an interlocking metallic Armor to provide added protection.
- Cable and connectivity type, performance and features for included applications are as follows:
- Workstation Link (to Equipment Outlet)
- Performance Meet Category 6A
- Cable type 4-pair UTP
- Cable Jacket Color - Data Blue for non-plenum and Pink for plenum.
- Modular Jack Pinning and Color - Data T568A; Color Orange
- Wireless Access Point (WAP) Location & Security Device Location

- Performance Meet Category 6A (2 cables each)
- Cable type 4-pair UTP
- Cable Jacket Color Blue for non-plenum and Pink for plenum.
- Modular Jack Pinning and Color - T568A; Color Orange
- Terminate in 8P8C Modular Jack.
- Outdoor and “Wet” Location(s)
- Performance Meet Category 6A
- Cable type 4-pair STP
- Cable Jacket Color Blue for non-plenum and Pink for plenum.
- Modular Jack Pinning and Color - T568A; Color Orange

Riser Cable Specifications:

Telecom riser cables between the main telecom room and telecom closets should be fiber in inner duct and conduit. Riser cables that run in a horizontal pathway above an accessible ceiling can be installed in cable tray or free-air. Station cables from room/closet to outlets should be run in free air or in cable tray above accessible ceilings; and in conduit above non-accessible ceilings, in walls or in floors. Provide 100% additional horizontal and vertical raceway capacity for future growth and technology developments.

Communication Room:

A MDF is required to receive telecommunication utility services including the campus data network service, local phone company service, and CATV service. This room is to be a dedicated space. The room should have sufficient space for wall mounted termination blocks, 19” floor mounted equipment rack(s) with access space front and back, and space for a future UPS unit. The MDF and communications closets to have LED lighting, 120V power outlets on all walls fed from multiple circuits, and a separate telecom ground system. Rooms to have sealed concrete floor and fire- resistant plywood (3/4”) mounted to all wall surfaces. Room temperature to be controlled to keep heat from network electronics from raising temperature above 80 degrees.

MDF Rooms will be redundant with redundant services such as power, network connections, heating/cooling. They will be located is separate locations to minimize the threat of damage by external sources which could impact network connectivity internally and externally. When applicable diverse paths will be used to provide redundancy for connections.

Rooms need to be secured by access card readers. Large enough to house core network equipment, servers, fiber shelving, and UPS system.

TR Rooms to exist to create a maximum distance from the furthest end point of less than 300 feet. Distances greater than 300 Feet will require additional closets per floor. Rooms need to be secured by card readers. Large enough to house network equipment, fiber shelving, cable trays and UPS system.

Internal Distributed Antenna:

Cell service will be required in the building. Depending on the construction an Internal Distribution Antenna may be required for adequate service distribution. If that is the case, coordination and compatibility with UW-Madison contracted supplier, Crown castle, will be required.

J. Security CCTV/Security Access Control

Include all infrastructure and equipment unless identified as provided by the University of Wisconsin

Police Department for security systems including access control and video surveillance for critical areas of the building. The installed access control system must be integrated to the campus Securitas Card Access

System.

The access control system controllers and panels shall be in a secure room with cooling 24/7 and shall include Card Access Control System to provide complete coverage as required that contains the following:

Electronic access control and complete camera coverage at all common areas including:

- Desk / Mail
- Laundry Rooms
- Entrances
- Elevators
- Student kitchens
- Housing Offices
- Breakroom
- Common Corridors
- Game Rooms
- Isolation of resident floors via two electronic access points

Camera locations will be specified by the University of Wisconsin Police Department during design. The Proposer must consult and coordinate the security system design with the University of Wisconsin Police Department before design documents approval. **Cameras will be provided by the University of Wisconsin Police Department and proposer installed.**

Provide a means of access control for the loading dock/receiving area. The use of an audio and video intercom system to allow personnel to screen the delivery before allowing final access to the loading dock area shall also be provided. Remote viewing and intercom capability shall be provided.

Security equipment will be integrated into the existing University of Wisconsin Police Department networked systems.

Transmit all security alarm and trouble signals to the University of Wisconsin Police Department as specified by UW for monitoring on a 24-hour basis.

Proposer is responsible for coordinating hardware and connectivity of security system with UW-Madison Police.

Locks:

Electrified panic hardware and access control shall be provided for all perimeter doors. If locks require power or loss of power to allow egress, they shall be activated by touch sensitive bars on the doors and “request to exit” contacts shall be provided that are incorporated in the touch bar.

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APPENDIX 2

State of Wisconsin, Department of Administration

UW Madison Student Housing Development RFP No. 285-301

B. Program Requirements

1. **Student Housing Sample Program**
2. **Summarized Room Requirements**
3. **Furniture and Fixtures Requirements**
4. **Parking and Delivery Requirements**

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Appendix 2 – Program Requirements

1. Student Housing Requirement Table

The program below should be used as a reference. UW-Madison looks to the Development Team to use their creativity and expertise to develop a program that meets the needs and goals of the Project with this sample program as a guide.

The Program Requirements include several key pieces of information for the Development Team: UW-Madison has established either specific or preferred locations, a minimum required area, and a minimum required quantity for certain elements of the program. Proposers can determine the location/quantity for any items that do not have any specificities. There are also specific room furniture requirements that have been included for layout reference only as they will be provided by UW-Madison Housing.

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Group	Room Name	Floor	Area	Qty	Extension (SF)
Residences	Res Rm Pod (2 bedroom/4res./1bath)		550	140	77,000
Residences	Res Rm Pod (4 bedroom/4res./1bath)		700	47	32,900
Residences	Single w Bath		200	9	1,800
Residences	Housefellow Room w/bath		200	18	3,600
Residences	Apartment	Prefer 1st	1400	2	2,800
Residences	Apartment Storage		100	2	200
A Total					118,300
Social Spaces	Lobby	Prefer 1st	500	1	500
Social Spaces	Lounge	Prefer 1st	1000	1	1,000
Social Spaces	Den		500	9	4,500
Social Spaces	Community Kitchen	Prefer 1st	350	1	350
B Total					6,350
Learning Spaces	Collaboration Area		500	1	500
C Total					500
Program Spaces	Mindfulness Room		100	1	100
D Total					100
Administration	Housing Office Suite	1st	1200	1	1,200
Administration	Breakroom	Base or 1st	700	1	700
Administration	Front Desk	1st	900	1	900
E Total					2,800
Support Spaces	Storage / Dock Space	Base or 1st	2500	1	2,500
Support Spaces	Building Services (Custodial)		75	9	675
Support Spaces	Custodial Supplies	Base or 1st	1000	1	1,000
Support Spaces	Laundry	Prefer 1st	700	1	700
Support Spaces	Maintenance Shop	Base or 1st	500	1	500
Support Spaces	Single Use Bathroom (Public)	1st	250	2	500
Support Spaces	Dining Venu e	1st	15,000	1	15,000
F Total					20,875
New Hall Total					**148,925**

*Though not included in sample program above, UW-Madison would be interested in designs that may incorporate no greater than 15% of the total beds in a 4 bedroom/2 bathroom configuration inclusive of a kitchen and living room area.

2. Summarized Room Requirements

	Required or Preferred Floor	Required minimum area	Required minimum quantity	Notes
Typical Resident Room Pod Layout	Resident floors	Typical Double Resident Room Pod Layout (approx. 550 sq. ft.)		• Sink in each bedroom and toilet/shower in adjoining bathroom.
	Resident floors	Typical four Resident Room Pod Layout (approx. 700 sq. ft.)		• Sink in each bedroom and toilet/shower in adjoining bathroom
	Resident floors	Typical Single Resident Room with Bath (approx. 200 sq. ft.)	One per floor	• Sink in each bedroom and toilet/shower in adjoining bathroom
RA or Housefellows	Resident floors	200 sq. ft.	One per 45/50 residents	• Single room with bath (sink, toilet, shower)
Residence Life Live-In Professional Staff	Prefer 1st	1,400 sq. ft.	One Residence Life live in staff with less than700 residents; Two Residence Life live in staff with greater than700 residents	• Upscale full-size apartment with kitchen, 2 bedrooms, laundry, 1.5 bathrooms • Prefer exterior entrance separate from main. • Should have 100 sq. ft. of staff storage attached or near the apartment unit
Lobby	Prefer 1st	500 sq. ft.	One	• At main entry by front desk

	Required or Preferred Floor	Required minimum area	Required minimum quantity	Notes
Dining Component	Prefer 1st	15,000 sq. ft.	One	• Assume a commercial kitchen with seating for 400
Lounge / Program Space	Prefer 1st	1,000 sq. ft.	One	• One on lower level large enough to meet with all house residents in a visible location
Den / Study Room	Resident floor	500 sq. ft.	One on each resident floor	
Community Kitchen	Prefer 1st	350 sq. ft.	One	• One kitchen with two cooktops, stack ovens (two ovens, one stack) and two refrigerators • Kitchen to be large space with booth seating and bar area, prefer open to lounge/recreation space. • Minimal cabinet storage • Not intended for daily food production, but minor food prep. (baking cookies, mac-n-cheese, etc.) • Exhaust hood with 2-hour ductwork, interlocked heat detector & Ansul System (system to vent to the exterior) • Add camera and card access
Collaboration Area	No preference	500 sq. ft.		• Include printing station and monitors to share content • Entry space with printing/monitors and 3 or 4 breakout rooms
Mindfulness Room	No preference	100 sq. ft.	One	• Use for music, prayer, etc.
Housing Office Suite	1st	1,200 sq. ft.	One	• 4 private offices • 1 conference room • Outer Office/Reception Space/Hangout • Includes space for 4 workstations, soft seating,

	Required or Preferred Floor	Required minimum area	Required minimum quantity	Notes
				supply storage and copy space • Card access entry • Residence Life Storage • Visible location, open feel, prefer first floor
RHF / Dine Staff Breakroom	Basement or 1st	700 sq. ft.	One	• Lockers, eating area, sink, cabinets, timeclock • Card access entry
Front Desk area	1st	900 sq. ft.	One	• Close to Housing Office Suite for access to conference room
General Storage / Dock	Basement or 1st	2,500 sq. ft.	One	• Store for surplus furniture, refrigerators, other items
Custodial Storage / Supply on resident levels	Resident floors	75 sq. ft. each	One per resident floor	• Electrical connections for small equipment charging • Plumbing connections for Lotus Machines • Slop sink on every other floor where Lotus machines located
Custodial Storage / Supply on lower level	Basement or 1st (close to dock if possible)	1,000 sq. ft.		• Planned use: Primary storage are of equipment/carts/supplies; ideally employee would punch in around this area, load up and go – that said, requesting the following for consideration: • Shelving for supply storage ○ "Charging Station" for a minimum of 3 pieces of floor equipment ○ 2 washers and a double stack dryer ○ Slop Sink ○ Floor drain for emptying floor equipment

	Required or Preferred Floor	Required minimum area	Required minimum quantity	Notes
Resident Laundry	Prefer 1st	700 sq. ft.		• Equipment ratio (1 washer/dryer to 40 residents) • Prefer next to lounge and kitchen space • Space for folding area, vending and laundry sink • Wisconsin card operation
Maintenance Shop / Storage	Prefer 1st	500 sq. ft.	One	• Close to dock if possible • Compressed Air Piping
Common Area Bathrooms	1st	250 sq. ft.	Three	• At entry, close to desk, none required on resident floors • All gender neutral
Exterior Spaces	N/A			• Drop off parking for 5 vehicles • One reserved stall for every Residence Life Apartment • One reserved stall for Housing maintenance vehicle • Dock, raise with ability to accept full-size delivery trucks • Bike racks (1 for every 2 residents required) • Trash area for dining and resident use that is easily accessible to residents
General Resident Floors	Resident floors			• Isolate resident floors from spaces allowable to non-residents via two access points
Technology	Throughout the building			• All new ethernet cabling to be CAT6A • Each resident room needs one Ethernet CAT6A cable and one hospitality style Aruba AP • All new common area APs to be fed with a pair of CAT6A

	Required or Preferred Floor	Required minimum area	Required minimum quantity	Notes
				• Common area TVs to be fed with a single Cat6A cable • Electronic access and cameras in desk/mail room, elevators, entrances • Electronic access for resident kitchen and resident laundry

3. Furniture and Fixture Requirements

The following furniture will be provided by UW-Madison Housing for the project. This information is for reference and layout only and is the complete list of university provided furniture. Dining furniture, fixtures, and equipment shall be provided by the proposer as part of the dining solution allowance.

Furniture Category	Details

Resident Room Furniture	• Furnishing provided by UW Madison Housing per resident
	  ○ Loft bed:
	  ▪ 38” W x 86”L
	  ▪ Height to be 60” or 72” depending on room ceiling height.
	  ○ Split Desk:
	  ▪ Overall 50” L x 24”D x 30” H (ped and desk)
	  ▪ Pedestal 17 3/ 16” L x 24” D x30” H
	  ▪ Desk 32 3/16” L x 24”D x30” H
	  ○ Wardrobe: Custom Design (If no built-in closet is provided)
	  ▪ Overall Size: 42” W x 24”D x 76”H
	  ▪ Two Piece unit
	  ▪ Top Portion
	  • Size: 42” W x24” D x 55 ½” H
	  ▪ Bottom portion
	  • Size: 42” W x24”D x 20 ½ “ H
	• Mattress:
	  ○ Size 36”x80”
	• Desk Chair:
	  ○ Fabric: Size

Office Furniture	• The following shall be provided for each office tenant
	  ○ Desk:
	  ▪ D top desk 66” x 42” x 24”
	  ▪ Return no pedestal 42”x 24”
	  ○ Mobile Pedestal, Box/Box/File 15.5” x19” x 27.75”

Furniture Category	Details
	○ Credenza ▪ Freestanding credenza • 36" wide ▪ Credenza Laminate top • 15 1/8 "x36 1/8"W ○ Ergonomic Task Chair ○ Side chairs ▪ Quantity provided per occupant: 2
Common Area Furniture	• General Guidelines ○ Multiple configurations can be considered to accommodate a variety of functions and users • Lounge seating to be one of the following: ○ Insert size here • Tables ○ Typical table sizes: 24"x30", 30"x30", 60"x30" • Side Chairs to be one of the following ○ Insert count and size here

4. Parking and Delivery Requirements

Surface Parking:

The site will require surface parking for employees, deliveries, food service, student drop-off/pick-up and move in, and access for emergency vehicles. The parking stall design must meet all requirements of the Wisconsin Administrative Codes. Handicap parking shall be near the entrances. Parking and space for deliveries shall be adjacent to the loading dock area. Provide and flow adequate drop-off area by the main entrance that is in scale to the overall building.

Stall counts:
Drop off parking for 5 vehicles.
One reserved stall for every Residence Life Apartment.
One reserved spot for Housing maintenance vehicle.

Bicycle and Moped Parking:

In addition, the surface parking the site should have bicycle racks to hold 1 bicycle for every 2 resident bicycles as well as 15-30 moped spaces coordinated with UW-Madison. It is preferred to have protected/covered parking for bicycles and mopeds.

Storage:

The site shall also provide space for exterior building and structure maintenance equipment (snow and other gas-powered equipment) storage.

Materials Delivery/Loading Dock:

The building loading dock will need space for loading and unloading furniture, food services, equipment, supplies, and general office needs. The loading dock shall be a dropped loading dock or dock with levelers, with a rain-protecting canopy. The covered loading dock shall be able to accommodate 3 bays with one dedicated to recycling, one to garbage, and one to delivery and food service. Appropriate recycling and

garbage disposal shall be planned for both residents and staff. A separate walk-in service door entrance shall be provided in addition to dock openings. Security cameras, intercom, and door locking system are to be provided in the loading dock area. Any overhead or walk in doors in a dock location are to be steel and are to be attached to a controlled card access system for timing and opening.

Exterior Trash and Recycling Containers:

Site Design to incorporate trash and recycling areas for staff, dining, and resident use. Locate for easy access to intended users.

Underground Parking Add Alternate:

Add Alternate Underground Parking (One or Two Levels) Provide add alternate pricing for up to two levels of underground parking beneath proposed facilities. Parking areas would be secured with electronically operated gates utilizing RFID technology administered by UW-Madison Transportation Services.

Parking levels shall be accessed from within the building by the card access system.

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APPENDIX 3

State of Wisconsin, Department of Administration

UW Madison Student Housing Development RFP No. 285-031

H. Appendix 3 - Informational Documents Related to the Proposed Properties

1. **ALTA Survey**
2. **Certified Survey Map**
3. **Aerial Photo of the Properties**
4. **Zoning Information**

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1. ALTA Survey

Refer to RFP posting for Alta Survey for 919 West Dayton (Merit Hall) and 118 North Park Street (area below Merit Hall). If State sites are chosen and Alta survey for Lot 45 will be completed.

2. Certified Survey Map

Refer to RFP Posting Certified Map Survey for Lot 45. A CSM is not available for 118 North Park Street or 119 West Dayton.

Aerial Photo

3. Zoning Information

- 919 W Dayton is zoned **CI:** Campus Institutional
- 118 N Park St (directly under Merit Hall) is zoned **CI:** Campus Institutional
- 115 N Mills - Zoned **CI PD**: Campus Institutional Planned Development

APPENDIX 4

State of Wisconsin, Department of Administration

UW Madison Student Housing Development RFP No. 285-031

Appendix 4 - Form to Register for Tour

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REGISTRATION AND RELEASE OF LIABILITY FORM STATE OF WISCONSIN, DEPARTMENT OF ADMINISTRATION REQUEST FOR PROPOSALS No. 285-031 UW MADISON STUDENT HOUSING DEVELOPMENT

Instructions: Any Proposer that intends to submit a Proposal may attend a tour of the proposed sites to be held on **June 4, 2026 at 3:00 pm CT**. Each Proposer member wishing to attend the tour **must pre-register** by completing this form and submit the completed form via email to: uwrealestate@fpm.wisc.edu on or before **June 2, 2026, at 5:00 pm CT.** This Registration and Release of Liability Form can accommodate the signature of one person.

Pre-registered Proposer members will first meet and check-in for the site tour at Ogg Hall, 835 West Dayton St., Madison, Wisconsin on **June 4, 2026, at 3:00 pm CT**. The tour is expected to last 1 hour.

* * *

The undersigned hereby releases the State of Wisconsin, including all departments, agencies, boards, employees, and/or any tenant(s), from liability for any injury and/or damages (if any) resulting from the undersigned's tour of the UW Properties.

The undersigned also agrees to take reasonable precautions to prevent any damage to the UW properties arising from their tour thereof and to replace, or fully compensate the State of Wisconsin at replacement value for any damages to the properties arising from the tour.

Signature:_____ Date: _____

Name (Please Print): _____

Proposer Team: _____

Company/Affiliation: _____

Telephone Number:_____ E-mail: _____

Company Address: _____

Do you require special tour accommodations for a disability? (Check one) Yes:_____ No: _____

If yes, please describe: _____

APPENDIX 5

State of Wisconsin, Department of Administration

UW Madison Student Housing Development RFP No. 285-301

I. Appendix 5 - Form to Submit Proposers' Questions

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FORM TO SUBMIT PROPOSERS' QUESTIONS

STATE OF WISCONSIN, DEPARTMENT OF ADMINISTRATION
REQUEST FOR PROPOSALS No. 285-301
UW MADISON STUDENT HOUSING
DEVELOPMENT

Instructions: On or before **5:00 pm CT on June 22, 2026,** Proposers may submit written requests for clarification of this RFP and/or questions to the DOA by utilizing this form. Please submit the completed form via email to doarealestateinfo@wisconsin.gov. Written responses to properly submitted relevant requests for clarification and/or questions from Proposers will be posted by the DOA on the following website: https://doa.wi.gov/Pages/DoingBusiness/Current-Real-Estate-RFPs-and-RFIs.aspx by 5:00 pm CT on **June 29, 2026. Solicitation of information from the State, DOA, or user group personnel other than through this form and process is prohibited and may result in disqualification of the Proposer**.

* * *

Contact Information: All fields must be completed by the Proposer submitting the form. Name (Please Print): _____

Proposer Team: _____

Company/Affiliation: _____

Email Address: _____

Telephone Number: _____

RFP Section/ Appendix No.	Page No.	Request for Clarification and/or Question

APPENDIX 6

State of Wisconsin, Department of Administration

UW Madison Student Housing Development RFP No. 285-031

J. Appendix 6 - Designation of Confidential and Proprietary Information Form

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DESIGNATION OF CONFIDENTIAL AND PROPRIETARY INFORMATION FORM

STATE OF WISCONSIN, DEPARTMENT OF
ADMINISTRATION REQUEST FOR PROPOSALS
No. 285-031
UW MADISON STUDENT HOUSING DEVELOPMENT

The attached material submitted in response to RFP No. 285-301 includes proprietary and confidential information which qualifies as a trade secret, as provided in §19.36(5), Wis. Stats., or is otherwise material that can be kept confidential under the Wisconsin Open Records Law. As such, we ask that certain pages, as indicated below, of this proposal response be treated as confidential material and not be released without our written approval.

Prices always become public information when proposals are opened, and therefore cannot be kept confidential.

Other information cannot be kept confidential unless it is a trade secret. Trade secret is defined in §134.90(1)(c), Wis. Stats. as follows: "Trade secret" means information, including a formula, pattern, compilation, program, device, method, technique, or process to which **all** the following apply:

1. The information derives independent economic value, actual or potential, from not being known to, and not being readily ascertainable by proper means by, other persons who can obtain economic value from its disclosure or use.
2. The information is the subject of efforts to maintain its secrecy that are reasonable under the circumstances.

We request that the following pages not be released:

Item	Page(s)	Section	Topic
1			
2			
3			
4			
5			
6			

IN THE EVENT THE DESIGNATION OF CONFIDENTIALITY OF THIS INFORMATION IS CHALLENGED, THE UNDERSIGNED HEREBY AGREES TO PROVIDE LEGAL COUNSEL OR OTHER NECESSARY ASSISTANCE TO DEFEND THE DESIGNATION OF CONFIDENTIALITY.

Failure to include this form in the proposal response may mean that all information provided as part of the proposal response will be open to examination and copying. The state considers other markings of confidentiality in the proposal document to be insufficient. The undersigned agrees to hold the state harmless for any damages arising out of the release of any materials unless they are specifically identified above.

Company Name:	
Authorized Representative (Signature)	
Authorized Representative (Type or Print Name):	
Date:	

APPENDIX 7

State of Wisconsin, Department of Administration

UW Madison Student Housing Development RFP No. 285-031

K. Appendix 7 - Proposers Response Sheet

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Appendix 7 – Proposer's Response Sheet & Detailed Estimated Project Costs

Proposer's Response Sheet-
Provide one sheet for each site and one for combined project

Proposal Building Address_____ **Proposal Date**_____

RENTAL RATE PROPOSAL:

I. BUILDING SQUARE FOOTAGE:

A) Total usable square feet (does not include common area. _____

B) Total rentable square feet (includes common area) _____

II. GROSS RENTAL RATE CALCULATION: 20 YEAR TERM WITH (3) FIVE YEAR OPTIONS:

All amounts must be listed as annual amounts per rentable square foot

a) Construction Cost (includes all buildout costs, excludes Tenant provided furniture and equipment) $_____

b) Development Cost $_____

c) Dining Solution Allowance $_____

d) Total Project Costs - sum of (a), (b) and (c) $_____

e) Proposed Annual Base Rent (excludes all operating expenses) $_____/sq. ft

f) Estimated Operating Expenses (sum of 1-5 below) $_____/sq. ft.

1) Real Estate Taxes $_____/sq. ft.
2) Insurance $_____/sq. ft.
3) Repairs & Maintenance $_____/sq. ft.
4) Capital Improvement Funding $_____/sq. ft.
5) Miscellaneous Operating Expenses $_____/sq. ft.
6) Other (define) $_____/sq. ft.

Gross Rental Rate – sum of (e) and (f) $_____/sq. ft.

g) Alternate Underground Parking Solution Allowance 1-level $_____/sq. ft.

h) Alternate Underground Parking Solution Allowance 2-levels

III. TERMS AND CONDITIONS:

Length of Lease (Initial Lease Term)	Twenty (20) years
Base Rent Annual Escalator, if applicable	_____%
Operating Expense Annual Escalator	_____%
Renewal Options	Three 5-year options
Base Rent Renewal Rental Rate	$_____.
Tenant Access Date (see Targeted Tenant Access Date)	Two months prior to Occupancy Date
Occupancy Date (see Targeted Occupancy Date)	_____, 20___
Rent Commencement Date	_____ ___, 20___

Using the information above, complete the following table by lease year.

Lease Year Initial Lease Year	Base Rent	Estimated Operating Expense	Estimated Annual Rent	Option to Purchase Purchase Price
Year 1				
Year 2				
Year 3				
Year 4				
Year 5				
Year 6				
Year 7				
Year 8				
Year 9				
Year 10				
Year 11				
Year 12				
Year 13				
Year 14				
Year 15				
Year 16				
Year 17				
Year 18				
Year 19				
Year 20				
1st Renewal Term				
Year 21				
Year 22				
Year 23				
Year 24				
Year 25				

2nd Renewal Term							
Year 26							
Year 27							
Year 28							
Year 29							
Year 30							
3rd Renewal Term							
Year 31							
Year 32							
Year 33							
Year 34							
Year 35							

IV. SUBMITTED BY:

Proposer's Contact Information	**Proposer's Agent Contact Information (if different)**
Company Name	Agent/Firm Name
Full Address (street and city)	Full Address (street and city)
Telephone Number (Office/Mobile)	Telephone Number (Office/Mobile)
Email Address	Email Address
Contact Name	Contact Name
Signature	Signature