

**RFP No. 455-002 Southeast WI Law Enforcement Facility
Proposer Questions and Responses**

Question No.	RFP Section or Appendix No.	Page No.	Proposer Question	DOA Response
1	Appendix 1	1	Will a location at W13901 Woodale Drive in Menomonee Falls be an acceptable location?	Yes, it would be considered. Per Appendix 1, "The site location must be within a geographic area that is within the State of Wisconsin Western Milwaukee County or Eastern Waukesha County." The boundary lines are general guidelines and this site is within three miles of the interstate system. A proposed site location will be evaluated on the merits and how well it meets the RFP criteria.
2	Project Overview	2	Will DOJ accept a multi-tenant building? In addition is an adjacent state agency acceptable? (Department of Workforce Development)	No. A multi-tenant building is not acceptable due to the security requirements of the Facility. However, co-location on the same property or site with another State or Municipal entity may be considered as long as separate security, utilities, mechanical systems, etc. are all independent to each entity to ensure proper separation and security. In this co-location scenario, two buildings next to each other that have a shared separation wall may be acceptable. Proposals will be evaluated on the merits and how well it meets the RFP criteria.
3	Project Overview	2	Is there a preference for which departments/programs would go on the first floor and which would go on the second floor?	Not at this time. Adjacency requirements are listed in the tenant programs. The layout locations should be driven by adjacency, security, layout, and mechanical requirements as identified in the tenant program. Proposals will be evaluated on the merits and how well it meets the RFP criteria.
4	Appendix 1	1	What are the anticipated hours of bus ridership and approximate number of riders?	Unknown at this time.
5	Selection Process	3	Would it be possible to extend the due date an additional three weeks?	The State will agree to extend the due date for all proposals to October 31, 2016 at 12:00 PM (Noon) Central Time. Please see the revised schedule on the website.
6	Project Overview	1,2,3	Would it be possible to obtain further clarification on the secured parking requirements? Should parking be enclosed via a roof, or would a fenced area outdoors be acceptable?	See Appendix 2, Section IV. Building Systems Criteria E. Security CCTV/ Security Access Control.
7	Selection Process	4	Can the responders see the existing DOJ building before the RFP is due so an appropriate value may be determined for the building? If not, is the state able to provide an appraisal?	Please see the Submittal Requirements (Section III) identified in the RFP beginning on page 5. A mandatory tour for proposers will be given during the Round II selection process. Best and Final Offers including the purchase price of the existing laboratory are not due until the Round II interview date.
8	Project Overview	1	Is an existing building desirable?	Per the RFP, a proposer may choose to renovate an existing or construct a new facility. Proposals will be evaluated on the merits and how well it meets the RFP criteria.
9	Appendix 1	1	Boundary Map - The boundary map identifies a geographical area where some locations are more accessible and require less drive time. We have a location three miles west of the west boundary, within 1/2 mile of I-94 with excellent freeway access and drive times comparable to locations within the boundaries that I would like to propose as a viable site for this facility. Is it reasonable to assume this alternative site will be given equal consideration in the review process? Or, is it not worth the effort because it is "out of bounds"?	Yes, it would be considered. Per Appendix 1, "The site location must be within a geographic area that is within the State of Wisconsin Western Milwaukee County or Eastern Waukesha County." The boundary lines are general guidelines and this site is within three miles of the interstate system. A proposed site location will be evaluated on the merits and how well it meets the RFP criteria.

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10	Project Overview	1	What is the State's desired occupancy date for this new facility? Are there other key milestone dates for this project other than what is listed in the Section II, A under Selection Process Schedule?	The proposer is asked to present their strategy and method to implement the project including project phasing, construction schedule, and occupancy (see Section III., D., 6. of the RFP).
11	Project Overview	3	There is reference to an exclusive, sole option to purchase the existing MKE Crime Lab Property; are we able to sell that property at any time to any end-user?	The proposer must purchase the MKE Crime Lab Property after the DOJ moves into the new office and laboratory facility (see Section I., B., 3.). Once the proposer purchases the MKE Crime Lab Property from the State, the proposer will have all rights of ownership of the property including sale.
12	Project Overview	1	Would the State consider sharing this new facility with another crime/law enforcement user or other government agency?	No. A multi-tenant building is not acceptable due to the security requirements of the Facility. However, co-location on the same property or site with another State or Municipal entity may be considered as long as separate security, utilities, mechanical systems, etc. are all independent to each entity to ensure proper separation and security. In this co-location scenario, two buildings next to each other that have a shared separation wall may be acceptable. Proposals will be evaluated on the merits and how well it meets the RFP criteria.
13	Project Components & Appendix 1	2 & 12	Is the 2-4 story building design essential or will other options be considered?	Yes. Per Section I, page 2; <u>the new facility shall be at least two (2) stories but no more than four (4) stories</u> and designed and built in accordance with State technical specifications and design guidelines as provided in Appendix 2 of this RFP, including furniture, fixtures and equipment. Proposals will be evaluated on the merits and how well it meets the RFP criteria.
14	Selection Process	4	Who will be on the selection committee and who is the PM/Point person from the DOA assigned to this project?	Members of the selection committee and PM/Point person from the DOA assigned to this project will not be disclosed at this time.
15	Concept & Design	8	Is there a more detailed description of the specific drawings you are seeking?	No.
16	MBE and DVB Participation	7	Is there a minimum requirement for MBE and DVB?	Not at this time. Per the instructions in the RFP on page 7 the proposer is to describe their goals and action plan to encourage MBE/DVB participation on the project. Proposals will be evaluated on the merits and how well it meets the RFP criteria.
17	Appendix 2	31	Are clearstory windows acceptable for daylighting?	Per Appendix 2 page 2 the daylighting standards are defined in the DFD daylighting requirements on line. Please reference this document.
18	Project Overview	1	Are there any proximity restrictions or requirements for this type of facility (distance to daycares, schools, etc.?)	No.
19	Scope of the Project	2	How many additional parking stalls are required with the 50K expansion? Are they secured?	The 50,000 square feet expansion space has not been defined for use and it should be viewed as additional acreage for the site for future expansion and definition.
20	Appendix 3	64	Could you please layout a schedule of FF&E?	No. This would be pre-mature without a design development construction set.

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21	Appendix 3	68	How and where will the gas be stored and distributed to rooms?	Per Appendix 3.2 page 3. The gas tanks will be stored in the room called "Compressed Gas Control Center" as listed in the "Comments" column. The "Comments" column clearly states that this room needs to have easy access to the loading dock for deliveries. In an effort to help clarify, please see Appendix 3.2 page 41 the second to last paragraph "All gasses will have to be plumbed to the labs as needed".
22	Appendix 2	28	Is a central DI water source required with polishing at the point of use?	Polishing of the DI water should be done at the point of use. The polishing loop should be a series of resin filters that keeps the water at a high resistivity rate.
23	Gross Lease <i>(There is no section in the RFP marked "Gross Lease")</i>	2	What are the current lease rates of the State Crime Lab in Madison?	The State Crime Lab in Madison is owned by the State.
24	Proposal Submittal Requirements	8	Can this requirement be satisfied by producing satisfactory evidence of available financing for this project? Additionally, is the \$75 million a requirement for the entire team, an individual member of the team or specifically of the developer?	A Proposer Team needs to provide satisfactory evidence of having obtained financing for project(s) with a total cost of \$75 million or more in the past five (5) years, and; the ability to obtain financing for development and land acquisition project(s) with a total cost of \$75 million or more (see Section III., D., 4., a., i. and ii., b.). In addition a Proposer Team must demonstrate its ability to provide letter(s) of interest from potential lenders (see Section III., D., 4., b.). A Proposer Team must address and demonstrate how the Proposer Team will meet the financial capability to complete all of the Project components.
25	Project Overview	3	Are there any known major environmental or site issues present on the existing MKE Crime Lab Property site that needs to be taken into account?	The MKE Crime Lab Property shall be conveyed in "as-is" condition without representation or warranty as to the physical or environmental condition of the land or any existing structure (see Section IV., B., 1.).
26	Proposal Submittal Requirements	8	Is there a specific baseline LEED and/or other sustainable energy goal in mind for the project?	The State's Sustainable Facility Design Standards are located on the DFD website (see Appendix 2, page 2, the link is provided on the page).
27	Proposal Submittal Requirements	8	Regarding economic impact, are there any specific parameters or requirements for information to be presented?	Estimate of overall economic impact may include, but is not limited to, direct, indirect, temporary construction jobs created, labor income, wages, state and local tax effect (income, sales, property and use taxes), economic output from construction activities, and development of the project.
28	Proposal Submittal Requirements	7	Are there any specific MBE/DVD percentage goals for the project?	Not at this time. Per the instructions in the RFP on page 7 the proposer is to describe their goals and action plan to encourage MBE/DVB participation on the project. Proposals will be evaluated on the merits and how well it meets the RFP criteria.