

Memo

To: Garver Feed Mill Respondents (Common Wealth Development, Barnsdale LLC)
From: Garver Feed Mill Reuse Committee
Date: 12/4/2007
Re: Clarifications of Responses to Garver Feed Mill Request for Proposals

Please answer the questions below in written format. Responses may be sent to:

Dan Rolfs, AICP
215 Martin Luther King, Jr. Blvd
P.O. Box 2983
Madison, WI 53701-2983

or:

drolfs@cityofmadison.com

Responses are due to either of the above locations no later than 2:00 PM on February 1, 2008.

1. What is your strategy to address parking needs while being responsive to the concerns of the neighborhood, the Garver Feed Mill Committee, and Olbrich Botanical Gardens (OBG)?
2. Estimate the minimum number of parking stalls needed for the proposed use(s). Explain the methodology used to arrive at this estimate of needed parking spaces. How many cars are estimated for each proposed use?
3. Please further describe the proposed lease or sale terms (Length of lease or purchase price of building) that are minimum requirements of the proposal, taking into account any financing mechanisms (tax credits, etc.) that the proposal anticipates.
4. Can the proposal provide OBG with their required space needs at no cost? Would this space be located within the Garver Building or at a separate location?
5. Explain how the removal of OBG as a tenant and the absence of its lease payment affect the proposal. Provide evidence (proformas) that the proposal will be financially viable if one of the following occurs:
 - a. OBG's space needs are met by providing space in the Garver Building at no cost, or;
 - b. OBG's space needs are met by the construction of another facility (by the developer).
6. If the proposal includes Tax Credits for financing, please elaborate on the exit strategy at the expiration of the tax credits. Who will own, govern, and manage the facility? How will the use restriction affect OBG's tenancy, if any?

7. Please describe your development strategy related to a capital campaign. How might your efforts complement those of Olbrich Botanical Society?
8. How will OBS, OBG and the City be protected in the event of a default either to a mortgage lender or the City?
9. How will the proposed facility be governed and managed, and will outside parties (OBG, OBS, the City, neighborhoods, etc.) be involved? What governance structure will you enact to guarantee continued collaboration with OBG and by extension, with the larger community?
10. Provide a detailed plan ensuring that the landscaping of the property will be to the same standards set by Olbrich Gardens in their landscaping. Identify resources required to ensure that this landscaping is maintained over the long-term.