



## Finance Department

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**Purchasing Services**

DATE: June 16, 2021

RE: **ADDENDUM #1**  
10000-0-2021-BP  
State Street Campus Garage Mixed Use Project

Notice to All Bidders:

Please note the following responses to the questions received:

### Question 1

I did not notice any SBE/MBE/DBE requirements nor any mention of the city's RESJI tool. Curious as to why these were not included.

### Answer

For SBE/MBE/DBE, those requirements aren't part of the City's standard procurement process. For the RESJI tool, typically those questions are asked during the interview portion of the evaluation process.

### Question 2

I'm curious if you have a real estate development advisor on your team to assist in the comprehensive evaluation of proposals?

### Answer

The City has a department dedicated to Real Estate, and their expertise will be used as needed.

### Question 3

We are working on our RFP proposal response and need to verify the dimensions of the Lake Street parking structure parcel. I did not see this info in the RFP. Does the City have a survey or original plans to provide to bidders?

### Answer

The City does not have a site survey. You can look up the property on the web portal below. It will give you the site square footage and Lake Street frontage. This is the most detailed info we can provide at this time.

<https://cityofmadison.maps.arcgis.com/apps/webappviewer/index.html?id=8b840c56c3794af5ab3d68aca9ce901f>

<https://www.cityofmadison.com/assessor/property/propertydata.cfm?ParcelN=070923203099>

### Question 4

Will the City also be paying for the costs regarding the demolition, removal and any abatement of any hazardous materials (i.e., site preparation) for the existing garage and its associated improvements?

### Answer

If the City is doing the demolition (and has a budget to pay for it) we would include site preparation (including demolition and hazardous material removal for the existing garage. The assumption—at this time- is the City is building the garage via Public Works.

Question 5

Given that improvements for a new development will most likely exist above the new parking garage, is it the City's intention that the architecture and engineering design work for both the new garage and private development are done in conjunction, so that the designs for all improvements are cohesive and well-integrated?

Answer

Yes, there will need to be collaboration. There will be a process for budget authorization, that will impact who the architect/engineering firm will end up being.

Question 6

For purposes of accurate site planning, is there a CAD survey file the City can provide?

Answer

There is no CAD file. The City does not have a site survey. You can look up the property on the web portal below. It will give you the site square footage and Lake Street frontage. This is the most detailed info we can provide at this time.

<https://cityofmadison.maps.arcgis.com/apps/webappviewer/index.html?id=8b840c56c3794af5ab3d68aca9ce901f>

<https://www.cityofmadison.com/assessor/property/propertydata.cfm?ParcelN=070923203099>

Question 7

The RFP response shall propose redevelopment on 415 N Lake Street and may include adjacent parcels. What parcels and how can they be identified?

Answer

The City only has access to the Parking Utility site. Any adjacent parcels will need to be identified with a larger entity. The City is open to exploring options with adjacent properties.

Question 8

Will the City of Madison consider a turnkey delivery for the parking garage based on a pre-determined design brief and performance specifications?

Answer

This is not currently under consideration.

Question 9

The RFP states that the City desires to provide a portion of the residential units to UW students from Low to Moderate Income Households. Is there more information available regarding the percentage of units to be allocated for these units? The criteria and income levels for students to qualify for these units? Is there a person to contact in the UW Office of Student Financial Aid for assistance?

Answer

The Department of Planning, Community & Economic Development (DPCED) has been in conversations with the UW Office of Student Financial Aid for a while. No contract has been signed. They have general guidelines that they can guide you to. The office has a list of students that would be eligible. The City is looking to create a direct link/connection between UW and developer.

Question 10

Will city staff be managing the project or do you intend to hire a consultant?

Answer

Facilities can oversee/manage the parking garage and necessary coordination with the developer's design team.

Question 11

Given that TIF funds cannot be used for student housing, what affordable housing funds are available to support the affordable student housing component?

Answer

The City is not planning to provide any direct funding to subsidize the affordable student component. For the 2021-22 academic year, UW Office of Student Financial Aid estimates an average budget of \$914/month for undergraduates and \$1092/month for graduate professional students. To support students from low income households identified by UW we would hope that developments would look to create a portion of beds that are priced appreciably below that threshold, offer reduced/flexibility on security deposits, and reduce other barriers to renting to those students.

Question 12

The Frances Street Ramp is of a similar vintage, what are the replacement plans and timeline?

Answer

The Frances Street Garage was constructed in 1982, about 18 years after the Lake Street Garage was built, and a vertical expansion was added in 1987. At this point, there are no near-term plans to replace the Frances Street Garage.

Question 13

The existing Lake Street and Frances Street ramps are connected on multiple floors. Does the new State Street ramp need to maintain similar connectivity or would one connection be adequate? Could that connection be underground?

Answer

Connections on multiple floors is desired. An underground connection would be very undesirable due to the presence of the water table resulting in additional maintenance costs to keep a tunnel from flooding, substantially increased slope of the lowest level to get down far enough to such a tunnel, and potential conflicts with footings which could result in a loss of parking spaces.

Question 14

Are there any DBE, SBE, or WBE requirements for the development team?

Answer

Please see answer to question one (1).

Question 15

What level of community engagement is required?

Answer

Depending on the scope of the proposal, the winning vendor should plan to work with the Alder as well as any community groups.

Question 16

Can additional parking be added/structural improvements made to the Frances Street structure to make up for the loss of spaces in the Lake Street structure?

Answer

It would not be cost effective to add parking to the State Street Campus Frances garage. The garage has had one vertical expansion and any additional vertical expansion would require substantial structural modifications. Structural modifications would be extremely costly considering the original structure is constructed with post-tensioned slabs and beams. Additionally, while the garage is in good overall condition at this time and there are no plans to replace it, the garage is nearly 40 years old, making it a poor candidate for substantial modifications

Question 17

For residential, does the city have a preference on use between conventional and student? Can it be all student?

Answer

The City does not have a preference.

Question 18

Will there be a residential market study and parking demand study available through the RFP?

Answer

No

Question 19

Is demo and construction limited to Q1 2025, or is there any way to begin development sooner – e.g. entitlements quicker than the 3 years outlined in the RFP?

Answer

The timeframe is estimated. Depending the proposal, budget, and other factors that will come into play, the estimated timeline is subject to change.

Question 20

Is a traffic signal at State & Lake contemplated?

Answer

A traffic signal is not currently being contemplated. If traffic conditions warrant, it could be studied in the future as part of the Traffic Signal Prioritization process.

Question 21

Does the city have any ability to add parcels to the development site (e.g. Post Office)?

Answer

No

Question 22

Would extra building height be considered if there was specific space dedicated to UW-Madison student/faculty space or UW Extension office/admin space?

Answer

Planning Division staff generally advise that heights should not exceed what is allowed under the Zoning Height Map regulations and Downtown Plan Height Map recommendations. Please contact Planning and Zoning Staff to discuss any questions related to building height. Be further advised that the site is adjacent to a Local Landmark (626) University Avenue and as such, the Zoning Code requires that the City's Landmarks Commission provide an advisory opinion regarding whether the proposed development is so large or visually intrusive as to adversely affect the historic character and integrity of the adjoining landmark or landmark site. Contact the City's Preservation Planner for further information on that review.

Question 23

Can you expand more about the City's vision for potentially designing and constructing the garage/bus station components separate from the building above? This could prove challenging.

Answer

The City recognizes that there will be complexity with this issue. In general we suspect the two design teams will need to coordinate on the major elements: structure, vertical transportation (stairs/elevators), any vertical mechanical connections or other elements required by code.

For the Intercity Bus Terminal, this will likely need more vetting with a cross section of agencies, committees, and boards. However, please be aware that this process is fluid and changing. The selected developer will need to have flexibility to ensure that all requirements are met.

Question 24

Can you expand more on the bus station vision – i.e. does it simply need to provide for off-street loading/unloading, or is there a larger facility in mind?

Answer

The vision is for a permanent intercity bus hub accommodating 3-5 busses for off-street loading and unloading purposes with a waiting room area and possible restrooms. Restrooms will depend on a mandate from Common Council.

Question 25

How does the City view its priorities between maximizing sale price and future tax revenue from the air rights vs. delivering affordable housing?

Answer

The City is looking for a creative and balanced solution to the problem.

Question 26

Can you expand more on the potential for University Financial Aid assistance with student housing?

Answer

The Department of Planning, Community & Economic Development (DPCED) has been in conversations with the UW Office of Student Financial Aid for a while. The office will be able to refer students from low to moderate income households that are receiving financial aid to the proposed development. The City is looking to create a direct link/connection between UW and developer.

Question 27

Is there an accurate property or site boundary survey?

Answer

No, the City does not have a site survey. You can look up the property on the web portal below. It will give you the site square footage and Lake Street frontage. This is the most detailed info we can provide at this time.

<https://cityofmadison.maps.arcgis.com/apps/webappviewer/index.html?id=8b840c56c3794af5ab3d68aca9ce901f>

<https://www.cityofmadison.com/assessor/property/propertydata.cfm?ParcelN=070923203099>

Question 28

Are there existing drawings or information on the adjacent existing parking structure?

Answer

Yes, there are drawings on the City of Madison FTP site. Directions to access these are the end of the addendum.

Question 29

Which party is responsible for paying for the demolition and/or abatement of the existing deck?

Answer

The City

Question 30

Are there any restrictions for bus movements on the surrounding streets/alleys?

Answer

There are currently no bus restrictions on adjoining streets and alleys. Developer should ensure bus turning movements are feasible in their proposed concept plan.

Question 31

Please define what expensive artwork means as it relates to the proposal submission?

Answer

The City does not wish for extensive or elaborate proposals. The evaluation will be done based on the merits and content of the proposals.

Question 32

Will projects be able to pursue additional height to the capitol view preservation limit?

Answer

The projects need to abide by the height restrictions of the Downtown Plan.

Question 33

Will projects be able to increase lot coverage above 90%?

Answer

If a development proceeds under the existing UMX (Urban Mixed Use) zoning, it will need to meet the various zoning district/code requirements, including those related to lot coverage. Contact Zoning staff regarding any zoning compliance questions. Considering several unique site complexities, Planning Division staff would potentially support a rezoning to the more flexible PD (Planned Development) Zoning District. Such districts can offer some additional flexibility, though staff stresses that the PD zoning district should be used to create developments that are of a higher quality than what would be allowed in the conventional zoning, consistent with the PD approval standards. If approved, PD zoning does not supersede or replace other requirements including those related to stormwater. If a PD zoning is contemplated, please contact Planning and Zoning staff to discuss this process and other related considerations.

Question 34

Will projects be able to decrease unit vehicular parking count based on walkability and alternate transportation?

Answer

All vendors should propose one option with the mandated amount of stalls. Proposers are welcome to submit an additional option with an alternate reduced number of parking stalls with justification. Please reference the RFP for additional details.

Question 35

What scoring criteria will be used to select the winning entry?

Answer

The responses to the questions asked in the RFP, cost, and local vendor status.

June 16, 2021  
Page 7

Question 36

Is there a soils report available?

Answer

Yes, there are drawings on the City of Madison FTP site. Directions to access these are the end of the addendum.

**The below questions and answers from the pre-bid meeting on May 19, 2021.**

Question 1

Does Frances garage need to stay 100% open?

Answer

Intent is to keep it open, but there could be some discussions about partial closing.

Question 2

Can you use top of Frances Garage for staging?

Answer

Would depend on what type of materials/weight/storage. Most likely not ideal.

Question 3

Is someone from the office of financial aid available to talk about what programs are available?

Answer

We've been in conversations w/ the Office of Financial aid for a while. No contract has been signed. They have general guidelines that they can guide you to. The office has a list of students that would be eligible. The hope is to create a direct link/connection between UW and developer.

Question 4

Will City of Madison be getting with UW to develop program and release this info prior to proformas being due?

Answer

The Department of Planning, Community & Economic Development (DPCED) has been in conversations with the UW Office of Student Financial Aid for a while. The office will be able to refer students from low to moderate income households that are receiving financial aid to the proposed development. The City is looking to create a direct link/connection between UW and developer.

For the 2021-22 academic year, UW Office of Student Financial Aid estimates an average budget of \$914/month for undergraduates and \$1092/month for graduate professional students. To support students from low income households identified by UW we would hope that developments would look to create a portion of beds that are priced appreciably below that threshold, offer reduced/flexibility on security deposits, and reduce other barriers to renting to those students.

Question 5

Is there a cap to number of parking spaces that can be leased?

Answer

We'd be open to some percentage. But we still want some parking to be owned and operated by parking.

Question 6

What sort of agreement was envisioned for the parking?

Answer

Some sort of agreement w/ Common Council. Depends on the needs and desires of developer.

Question 7

Are we open to a 99 year type of lease?

Answer

Yes



Question 8

What is the number of spaces out of 510 are potential to be leased?

Answer

This number can change – daytime → more flexibility, 60 spaces. Overnight or 24/7 → 30/40 spaces

Question 9

How you anticipate managing process from City Standpoint? Coming off of JDS, what lessons learned that will be applied?

Answer

The City is looking for more guidance up front. This will likely continue through the effort – work with policymakers to work on big picture items earlier in the process. Have discussions and organize earlier in the process, approach Finance Committee earlier to work through any budget constraints. Help move things along.

Question 10

How will you engage State street businesses/BID/UW?

Answer

Yes, we will want to be heavily engaged with all stakeholders. The City desires and values resident and public engagement. Given the visibility of this project – this should be worked into proposes timelines and structure.

Question 11

What are the biggest goals from our (City) perspective?

Answer

There is not much opportunity to go below ground. Max 1 story. Also, Limited funds available to build the structure. Need to recognize that from the start.

Question 12

What does “may include adjacent parcels,” mean in RFP?

Answer

We only have control over actual Parking Utility site. The only piece of property that we as the city are bringing to the table. If another entity had a larger project with surrounding properties, we would be open to that as well.

Question 13

Is there a program for the transit component?

Answer

For Intercity bus terminal – off street loading and unloading, parking for 3-5 buses at a time. Open to badger bus, and any other intercity bus providers.

Question 14

Is there an expectation to build in restrooms/waiting room?

Answer

Per the RFP, provide space for potential restrooms. Common Council will determine if there will be a restroom requirement. We are looking for a waiting room /area where people can get out of the weather if needed.

Question 15

Are there any limits for directing bus or cars onto Hawthorne Ct?

Answer

It could be used as a drive through aisle.

Question 16

Retail requirement – what would meet requirement in terms of “activating the space”? How to do that with regional transit system?

Answer

The property is currently zoned UMX (Urban Mixed Use) which has specific design requirements related to activating uses in front of parking facilities. Considering several unique site complexities, Considering several unique site complexities, Planning Division staff would potentially support a rezoning to the more flexible PD (Planned Development) Zoning District. Such districts can offer some additional flexibility, though staff stress that the zoning district should be used to create developments that are of a higher quality than what would be allowed in the conventional zoning. If PD zoning is pursued, Planning staff strongly encourage active uses along the street frontage. Please contact Planning and Zoning staff to discuss this in more detail.

Question 17

Have air rights been appraised?

Answer

No, these have not been appraised.

Question 18

Difference between garage designer and construction team, and how will collaboration work with designer of housing above that? Who gets precedence?

Answer

Please see answer to question twenty-three (23).

Question 19

Will an attendee list be distributed?

Answer

Not at this time. There wasn't a formal attendance taken, and the pre bid conference was not mandatory.

How to Access FTP Site

**City of Madison's FTP site link and logon information**

We've found the easiest way access files, on Windows PC's, is to copy the URL into File Explorer (Used to be called Windows Explorer).

Link: <ftp://ftp.cityofmadison.com/>

Username: cityftp

Password: 2upload!

Users can enter the address directly into Windows Explorer. This will prompt for login and then display the folders. This will work for non-city computers off the city network as well.

Or, if using Internet Explorer, they can click the View menu < then select View FTP Site in File Explorer.

Users can connect to the FTP site using any FTP client. In order to connect using IE, they need to enter <ftp://ftp.cityofmadison.com> into the address bar. If they are not prompted to login, they must click on File > Login as... to display the prompt.

Users may need to drag the file to a folder on their computer in order to view the file.

**The file is titled RFP 10000-0-2021-BP State Street Campus Garage Mixed Use Project**

**The soil borings for the Lake Street Garage plans are on sheet Lake\_4.PDF**

Bidders must acknowledge receipt of this addendum accordingly on RFP Form B, Receipt Forms and Submittal Checklist.

Please direct any other questions to the Purchasing contact person below.

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