



## Finance Department

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Purchasing Services

DATE: April 25, 2025

RE: **ADDENDUM 1**  
14001-0-2025  
Brayton Lot Development Project

### Notice to All Bidders

Please note the following responses to the questions received:

**1. What format should the cost proposal be submitted in? And is there an Excel template?**

Please use Excel. There is no template provided.

**2. For Section 7: Hiring & Workplace Culture – Which team members should provide context on these topics; Just the developer or all subconsultants as well?**

Both the developer and subconsultants combined.

**3. Under 5.4 Scoring Criteria: Items #2 & 3 don't seem to apply to this RFP, please confirm if these should be disregarded.**

Please disregard items #2 and #3 in section 5.4. Instead please refer to **Attachment to Form A**.

**4. Are there any commercial signage requirements that proposals should take into consideration?**

Any commercial signage must comply with Madison General Ordinances regarding signage.

- [Madison General Ordinance Chapter 20](#) - impact fees within the City of Madison

**5. How may park impact fees be potentially applied to the project?**

Park impact fees are generally applicable to all market rate projects. [MGO Chapter 21 – Sign Control Ordinance](#) covers this issue.

- [Madison General Ordinance Chapter 16](#) - parkland dedication requirements, or Wis. Stat. Sec. 66.0617.
- [Please see this link for all info regarding park impact fees and required park dedication/ fee in lieu of.](#)es. Web store and technology advances.

**6. Questions regarding the present value:**

- Section 5.2(f) indicates "...this "fair share of revenue" may be returned to the city through equal annual payments over fifteen (15) years, the value of which is greater than or equal to a net present value of \$9,000,000..."
- Section 5.2(g) section 8 indicates "...Net funds to city over \$1.1 Million per year..."
- The required annual payment to the city over a 15-year period to match \$9,000,000 present value (based on an assumed 3% inflation) is \$753,899.22 per year. Is the \$1.1M per year intended to accelerate the payment schedule beneath the 15-year limit, with an ultimate contribution to the city of \$9M? Or is the \$1.1M per year over the same period (15 years), netting the city a greater present value than the previously mentioned \$9M?

The \$1.1M per year over fifteen (15) years gets the City to a NPV of \$9,000,000. The variation may be due to the discount rate used in the NPV calculation.

- 7. Please clarify how the scoring outline in section 5.2 works in conjunction with the scoring outlined in section 5.4. Section 5.4 does not appear to be represented in the Attachment to Form A: Scoring Matrix and Price Proposal?**

Please see response **No. 3** and disregard the scoring criteria highlighted under **Section 5.4**. instead please see **Attachment to Form A** for guidance.

- 8. In the sustainability section in section 5.2, would LEED Net Zero certification be eligible for point scoring? This aligns with WHEDA's established criteria for projects using tax credits**

Yes, this would be eligible for point scoring.

- 9. Does the City benefit >\$1.1mm need to be in equal or annual payments or can it be a "lump sum" at end of the project?**

The City would prefer equal payments over time, but it could also be a lump sum. This will be a negotiation point with the selected proposer.

- 10. The RFQ says that there is a maximum of 270 parking stalls allowed on site, but the FAQ says there is no maximum parking level for the project. Can you elaborate on which is correct?**

The max number of parking stalls is 270 on the site.

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

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