

REQUEST FOR PROPOSAL (RFP)

BY

THE STATE OF WISCONSIN
DEPARTMENT OF ADMINISTRATION
DIVISION OF STATE FACILITIES (DSF)

FOR

DESIGN AND CONSTRUCTION OF
PHYSICAL PLANT SHOPS & OFFICE BUILDING

FOR

THE UNIVERSITY OF WISCONSIN MADISON

DSF Project # 09D2U

Proposals are to be submitted to the Division of State Facilities
by July 15, 2009, 2:00 PM, CST

Contracting Agency

This RFP is issued by the Wisconsin Department of Administration, Division of State Facilities at the direction of the State of Wisconsin Building Commission. All inquiries and submissions shall be directed to:

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1.0 GENERAL INFORMATION

1.1 Introduction

The RFP includes the following references:

Owner: State of Wisconsin Division of State Facilities (DSF)

Agency: University of Wisconsin System Administration (UWSA)

User: University of Wisconsin Madison, FP&M (UWFPM)

Funding for this building is being provided through the Charter Street Heating Plant Rebuild that has been slated for enumeration in the 2009-11 state Capital Budget.

The total budget for this project is \$4,600,000.

All proposers to this Request for Proposal (RFP) will be expected to design and construct the project outlined below.

1.2 General Building Program Summary

This project will construct a Physical Plant Shops and Offices building for the University of Wisconsin Madison Facilities Planning and Management. The proposed building will be located on the University of Wisconsin Madison Parking Lot 51, 30 N. Mills Street, Madison, Wisconsin 53715 in Dane County.

The building will house shops, stores, and offices for the University of Wisconsin Madison Physical Plant. The building will allow relocation of Physical Plant functions that currently exist at 115 N. Mills Street as well as space to accommodate growth and decompression from other physical plant facilities. The 115 N. Mills street relocation is necessary as part of the Charter Street Heating Plant Rebuild project.

This RFP provides information for a base program for the building along with three add alternates.

The base program for the building includes a three story structure with finished first floor shop areas, stores, a loading dock/receiving area as well as a partial first floor mezzanine level constructed as unfinished shell space. Second and third floors will be constructed as unfinished shell spaces under the base program.

Add alternates 1, 2 and 3 described in section 3.0 of the RFP include:

Add alternate 1 - Finish out of second floor office space

Add alternate 2 - Finish out of first floor mezzanine office space

Add alternate 3 - Extension of campus chilled water, steam and pumped condensate to the building.

2.0 PROJECT SCOPE

2.1 General

This section of the RFP provides an outline of the base program project scope. In addition to this information, Appendix A includes a concept report providing

graphical information for the proposed building. Appendix B includes general space program information.

Unless specifically noted as work provided by owner, agency or user, all scope items referenced below and their associated costs will be included in the proposal.

2.2 Investigation, Reviews, Permits and Approvals

The owner has contracted with consultants to conduct a site survey and geotechnical investigation of the project site. The site survey and geotechnical work is being performed concurrently with the solicitation of this RFP. The site survey and geotechnical report will be made available to the short listed design/build firms.

The owner and agency have hired a consultant to conduct an environmental impact assessment (EIA). WEPA process will be completed prior to start of construction.

The design/build firm will contact and coordinate with the respective utility companies for extension of utility services to the proposed building, reference section 2.3 below.

The owner has contracted with an architectural consultant to assist with the siting, programming and schematic design of the building in order to expedite these phases of work in the project. The information produced from this work will be provided to the short listed design/build firms.

An initial city urban design commission review and approval will be conducted by the user.

The design/build team will represent the user with prepared construction documents for final presentation to the city urban design commission and public hearing approvals for the proposed building.

All other code reviews, approvals and permits will be the responsibility of the design-build team selected for this project.

2.3 Site

Site work will include sidewalk and landscaping along the Mills Street side of the construction limits. The grade surrounding the remaining sides of the building within the construction limits will be repaved with asphalt and realigned for vehicle driving paths and parking stalls. Curb and landscaping work incidental to the new parking lot realignment within the construction limits will be included in the proposal. Parking lot lighting within the construction limits will be included in the proposal.

Final building siting and the footing and foundation system will be coordinated with an existing 12'x7' concrete storm box that traverses the South end of Lot 51.

Proposals will include costs to extend gas, water, sanitary and storm utilities from available street locations to the proposed building. The design/build firm will assess existing services and determine the optimum routing and connection points to serve the building.

Electrical service will be provided from the existing 4160 volt circuit #4570 originating from the Charter Street 5kV substation via the UW Fleet Garage (Circuit # 4571). The circuit will continue to complete a loop configuration through: "New" Primate Annex, Primate Annex, Wisconsin Primate Center and connect into the East Campus Substation. The loop circuit will be extended to the building in a concrete encased ductbank containing four 5" PVC conduits. The intersection points into the existing circuit will be located in manhole #3P03-02. The source feeding the proposed building will be converted from 4,160 volt to 15 kV in the near future, therefore; all new primary cable will be rated 15 kV, 350 kcmil, tape shielded. New primary switches shall be rated 15 kV, 600 amp load break. The building will utilize two transformers which will each have primary dual ratings of 13,800 & 4,160 volt. Secondary ratings will be 480/277Y for one transformer and 208/120Y for the second transformer. Each transformer will incorporate secondary metering using General Electric PQM-II meters as per Campus wiring standards.

Telecomm and fiber will be extended from Charter Street heating plant signal pit 3S06 to signal pit 3S02 (Charter Street and Capitol Court) to the proposed building. The existing signal duct bank from Charter Street Heating Plant pit 3S06 to signal pit 3S02 will be reinforced with four 4" PVC signal conduits. The primary and signal conduits serving the new building will run in the same duct bank. No additional manholes will be needed between Charter Street and the new building. The existing duct bank reinforcing and extension to the new building will be included in the proposal. The owner will separately contract the installation of the telecomm and fiber cabling.

2.4 Architectural

Occupancy: mixed B and F2

Construction type IIB, fully sprinkled.

Areas: 1st 20,000 GSF, 1st Mezz 6000 GSF, 2nd 17,450 GSF and 3rd 17,450 GSF.

Floor to floor: 1st floor 20'-0", 2nd floor 14'-0", 3rd floor 14'-0".

Exterior walls will be pre-cast architectural concrete insulated panels with brick veneer.

Roof construction will be built-up roof over rigid ISO insulation. Provide a fully adhered 60 mil EPDM over fully adhered ISO insulation mechanically fastened to metal deck per DSF design guidelines.

Windows will be thermally broken anodized aluminum frames with tinted, fixed one inch insulating glass.

East exposure of 1st floor and 1st floor mezzanine will have curtain wall system with thermally broken anodized aluminum frames with tinted, fixed one inch insulating glass.

Exterior primary doors will be wide stile with glazing to match curtain wall system. Exit doors from stairwells and service doors will be painted hollow metal galvanized doors and frames. Loading docks will have power operated insulated overhead doors.

Stairways will be steel with concrete filled pans.

Elevator will be a machine-roomless type, 3500 LBS with 4 stops.

Interiors partitions will be steel studs with 5/8" GWB.

Reference the Appendix B for further description of space finishes.

Shop space configuration and stores layout will be coordinated with the user during design.

First floor shop spaces, stores, loading/receiving, toilet rooms, locker rooms, showers and break room will be finished in the base program.

First floor mezzanine level, 2nd floor and 3rd floor will be unfinished shell space in the base program.

2.5 Structural

The selected design/build team will be required to analyze the geotechnical report and determine the building's optimum foundation system, floor slab support as well as pavement recommendations.

The Fleet Garage within the same block required rammed aggregate piers to support the column foundations for long span components.

The building structure will be steel frame on a 25' grid with steel joist/deck/concrete floor framing.

The roof will be steel joist/deck construction.

Structural floor loading criteria will be determined during design will need to consider higher localized loading conditions in the shop areas on first floor and on also for the second floor to accommodate the finished plan vault included in add alternate 1.

2.6 Plumbing

Building hot water heater will be a commercial natural gas fired power burner storage type.

Provide a water softener for building hot water supply.

Compressors and filter dryers for shop compressed air system will be relocated from existing 115 N. Mills facility by users. Power and piping connections to compressors will be included in the scope of work provided by the design/build firm.

Base program provides finished plumbing services and fixtures for men's and women's toilet rooms, locker rooms, shower rooms and custodial room on first floor.

Base program includes rough-in plumbing services for toilet rooms and custodial rooms on the second floor and third floor.

Reference space program information in Appendix B for water and drain service and other plumbing requirements.

2.7 Fire protection

The building will be fully protected with a wet type sprinkler system (all areas of the building are heated).

Mains and branches will be sized to accommodate a finished building.

Under the base program, head layout and densities for shell spaces may be designed for minimum coverage.

2.8 Mechanical

HVAC Temperature Design Criteria:

All Occupied Spaces - Winter Indoor: 72 deg F,
Winter Outdoor: -15 deg F

Air conditioned Spaces - Summer Indoor 75 deg F
Summer Outdoor: 92 deg F db/74 deg F wb

Under the base program, the building will be heated by natural gas sealed combustion, hi-efficiency, modular condensing type boilers. Primary heating system and equipment will be sized for the finished building. Boiler sizing and quantities will be selected to provide at least 2/3 heating capacity redundancy with the failure of one boiler module. Primary/standby hot water pumps and hot water piping loop will serve AHU coils, reheat coils, convectors and unit heaters in the building.

The first floor shop spaces, toilet rooms, lockers and showers will be heated and ventilated by hot water unit heaters and packaged modular air handling unit(s) for makeup air. Air handling units will double wall units with low pressure vertical integral face and bypass (VIFB) pumped hot water heating coils, 1" TA/2" DP filters and low leakage dampers.

The first floor stores, refrigeration shop area and break room will be heated and air conditioned by a variable volume package modular air handling unit in a first floor mezzanine mechanical space. Air handling unit will be double wall unit with pumped hot water preheat coil, chilled water coil, 1" TA/2" DP filters, OA/RA/EA dampers and return fan. Supply and return fans will have VFD modulation.

Stairwells and vestibules will be heated by hot water cabinet unit heaters.

Unfinished shell spaces will be heated by hot water unit heaters.

Exhaust systems will be required for toilet/locker/shower spaces on first floor. Size the toilet exhaust system to accommodate alternate 1 toilet rooms on second floor.

Specialized exhaust will be required for steamfitter shop welding area, acid room and paint booth as well as general shop ventilation. Coordinate the termination of exhaust systems to avoid re-entrainment of exhaust air into building ventilation intakes and adjacent properties. Acid room exhaust system and fan will be corrosion resistant materials.

Control system will be direct digital control with electric actuation for control valves, control dampers and vav air terminal units. Any integration required for communication to campus JCI metasys system will be included in the proposal.

Under the base program, a modular chiller and air cooled condensing units will provide cooling for air conditioned spaces. A chilled water pump and a chilled water piping loop will supply chilled water to air handling unit cooling coils. Size the pump and piping loop for the finished building. The chiller and condenser will be sized for base program loads.

2.9 Electrical

Building electrical service will include 208/120Y and 480/277Y voltages. A switchgear and transformer room will be located on the first floor.

Building lighting will be supplied by 277v power.

Shop space power requirements will be coordinated with the user during programming and design phases. Provide service voltages to shops identified in space program information in Appendix B. Outlet configuration and power connections to shop equipment will be provided by the users.

Electrical lighting, switching, occupancy sensors, outlets, voice and data jacks will be provided to accommodate finished spaces as indicated in space program information in Appendix B.

Fire alarm system will meet the requirements of NFPA 72 and the approval of the Madison Fire Department.

Shell spaces will have minimal power, lighting and fire alarm requirements under the base program.

3.0 SCOPE ADD ALTERNATES

3.1 Scope Add Alternate 1 – Second Floor Finish:

Exterior walls will be steel stud framed with painted GWB inside the precast insulated concrete panels.

Provide floor to structure framed interior painted GWB partitions for perimeter enclosed office rooms, conference rooms, plan vault, printing room, break room, toilet rooms, custodial closet, electrical and utility rooms. Remainder of second

floor will be primarily open office space with moveable partitions and system furniture.

Men's and women's toilet rooms, custodial closet and break room will be finished.

Reference Appendix A – Concept Report and Appendix B – space programming information for specific space by space requirements.

Provide a variable volume package modular air handling system in a third floor mechanical space that will down feed and serve second floor office spaces. Air handling unit will be double wall unit with pumped hot water preheat coil, chilled water coil, 1" TA/2" DP filters, OA/RA/EA dampers and return fan. Supply and return fans will have VFD modulation.

Air handling unit will be sized to accommodate both second floor office space and future third floor office space. Third floor supply and return ducts will be capped for future.

Modular chiller and condenser will be sized to accommodate base program and alternate 1& 2 loads.

Second floor variable volume air terminal units with hot water reheat coils will be zoned to individually serve each enclosed office/space and zoned by area in open office space.

Second floor fire protection and fire alarm systems will be complete to accommodate code requirements and Fire Department approval for second floor office space finish.

Electrical lighting, switching, occupancy sensors, outlets, voice and data jacks will be provided to accommodate finished office spaces and conference rooms needs.

3.2 Scope Add Alternate 2 – First Floor Mezzanine Finish:

Exterior walls will be steel stud framed with painted GWB inside the precast insulated concrete panels.

Provide floor to structure interior painted GWB partitions for enclosed offices and conference room on first floor mezzanine.

Provide a variable volume package modular air handling unit in first floor mezzanine mechanical space to serve mezzanine office spaces. Air handling unit will be double wall unit with pumped hot water preheat coil, chilled water coil, 1" TA/2" DP filters, OA/RA/EA dampers and return fan. Supply and return fans will have VFD modulation.

First floor mezzanine variable volume air terminal units with hot water reheat coils will be zoned to individually serve each enclosed office/space.

First floor mezzanine fire protection and fire alarm systems will be complete to accommodate code requirements and Fire Department approval for mezzanine finish.

Electrical lighting, switching, occupancy sensors, outlets, voice and data jacks will be provided to accommodate finished office spaces.

3.3 Scope Add Alternate 3 – Extend Campus Steam, Pumped Condensate and Chilled Water :

Extend campus steam, pumped condensate and chilled water from North Charter Street to proposed building.

Provide 6” high density polyethylene chilled water piping from existing 10” mains located in North Charter Street to the proposed building. The 10” mains terminate just South of the Spring Street/North Charter Street Intersection.

Eliminate the base program stand-alone modular chiller and condenser and supply all air handling unit cooling coils directly with campus chilled water.

Extend 180# high pressure steam and pumped condensate from pit 27/11 located on the East side of Charter Street in front of the existing Fleet Garage building. Steam, pumped condensate will be run in new box conduit to proposed building.

Provide a 1/3 – 2/3 steam pressure reducing station that will reduce campus steam pressure from 180# to 15#, a duplex condensate return pump, and a steam to hot water converter with controls and accessories. Eliminate the base program modular boilers as part of add alternate 3.

Air handling unit preheat coils will be supplied by low pressure steam instead of pumped hot water.

Building hot water heater will be semi-instantaneous steam to water type instead of base program natural gas water heater.

4.0 SCHEDULE OF EVENTS

RFP issue date	June 18, 2009
Proposals due	July 15, 2009
Notification of short listed candidates	July 20, 2009
Final Interviews	August 11, 2009
Notification of Selection	August 13, 2009
Initial Project Meeting	August 31, 2009
Project Completion	May 1, 2010

5.0 PREPARATION AND SUBMITTAL OF PROPOSAL

5.1 General Instructions

The evaluation and short list selection of candidates will be based on proposal information submitted in response to section 5.3 General Proposal Requirements along with supplemental information the proposer deems pertinent to this project.

Failure to respond to each of the General Proposal Requirements in the RFP may be the basis for rejection of a proposal.

5.2 Contact with State Employees

Contact with state employees concerning this RFP is prohibited during the period from RFP issue date until the notice of intent to contract is released, except as authorized by the DSF project manager, Sam Calvin. All questions and responses during the RFP solicitation period will be posted on the DSF project website.

5.3 General Proposal Requirements

Proposal materials will not be considered proprietary information and will become the property of the State of Wisconsin upon submittal.

Each proposer must provide the following information within the proposal.

a. Proposer background information

- 1) Name of proposer
- 2) Local business address
- 3) Local telephone number
- 4) Name, title, telephone number of primary contact
- 5) Name, title, telephone number of secondary contact
- 6) Type of business
- 7) Number of years in business (identify this for each respective firm associated with the proposing design/build team.
- 8) If applicable, identify parent company and state relationship to parent organization or state other pertinent information about the ownership of developer.
- 9) Describe the firm's design/construction bonding and insurance capabilities. Design/build firms must be able to provide a performance-payment bond for this project.

b. Minimum experience requirement

Provide at least one example of a mixed use building of at least 30,000 GSF that includes shop facilities, was completed within the last five years, and was designed and constructed by the proposer and/or major member of the proposer's team. List project name, project owner, building size, building type, project cost and year completed.

c. Proposer experience and references

Describe the firm's and individual team members' experience in the design and construction of mixed use buildings. Include information for the design team, construction project manager and/or project superintendent)

Proposers must include a list of clients with whom the proposer (and/or members of the proposers team) has developed a project within the last five years similar to that required by this solicitation. For each project, the proposer must include the name, title, address and telephone number of a contact person along with a brief description of the project or assignment which was the basis for the business relationship.

d. Project cost

The project cost will be a guaranteed maximum price that must include the entire scope of work identified in this RFP. All markup, overhead and profit costs will be included in the respective project component costs described below. Costs for builder's risk insurance will be included in the project cost.

Programming and design fees will include all architectural and engineering services required for the development and preparation of the building design based on the scope provided in this RFP and programming details provided by the user during the preliminary design phase. Plan printing and reproduction costs will be included in these fees.

Design fees will also include validation of existing site utilities and the interpretation and analysis of site survey and geotechnical information furnished by the owner.

Proposed costs will include city approval and Department of Commerce plan approval fees and applicable permits.

Construction development costs will include preparation of estimates, schedules and all construction administration/management costs.

Proposals will describe cost estimating approach and include commentary on how the proposal's cost was developed. Other services not mentioned above may be added to the proposed project cost provided justification for the additional services is explained.

Appendix C includes a cost breakdown form that is to be submitted with the proposal. It is required that all proposers use this form to establish a consistent review of the cost aspects of each proposal by the screening committee. **Proposals not using this breakdown form will be rejected.**

e. Proposer's method of design, construction and schedule

All proposers must provide a meeting outline to develop the design with the user's representatives including progressive reviews during all phases of design.

Proposals must identify all architectural and engineering services necessary to design this project.

Proposers must identify how they intend to construct the project.

Proposals must include a proposed project schedule identifying start and end dates and duration in calendar days for all project phases including: programming, design, reviews and approvals, permitting, site development and all stages of the building construction. The schedule will include approximately three weeks to process the contract with the design/build firm. Identify opportunities where design and construction activities can run concurrently to expedite the overall project schedule.

5.4 Supplier Diversity

The State of Wisconsin is committed to the minority business program and with this procurement, the successful design/build firm is encouraged to purchase 5% of services and/or supplies from minority businesses certified by the Wisconsin Department of Commerce, Bureau of Minority Development.

A listing of certified minority businesses, as well as the services and commodities they provide, is available from the Department of Administration, Office of Minority Business Program, (608) 267-7806. The list is on the Internet at: <http://www.doa.state.wi.us/dsas/mbe.htm>

5.5 Submitting the Proposal

Proposals will be limited to 30 pages of total content with a minimum font size of 10. Submit three paper copies and one electronic version in PDF format on CD.

Proposals must be received and date stamped by the Division of State Facilities by the closing date and time indicated on the cover sheet and in the schedule of events. Proposals received after the closing date and time will not be accepted and will be returned to proposers unopened.

The state and any of its agents are not liable for any cost incurred by proposers in replying to this RFP.

Proposals can not be changed or replaced after the submittal closing date and time. Proposals may be changed by withdrawing and resubmitting the proposal in its entirety prior to the closing date and time. Proposers may withdraw a proposal by written request at any time up to the closing date and time.

To ensure confidentiality of the proposal documents, all proposals must be packaged, sealed and show the following information on the outside of the package:

Proposer Name

Proposer Address

Project Title: Design/Construction of Physical Plant Shops & Office Building
DSF Project 09D2U.

6.0 PROPOSAL SELECTION AND AWARD PROCESS

6.1 Preliminary Evaluation

The proposals will be reviewed initially to determine if minimum experience requirement in section 5.3, b. has been met. Failure to meet minimum experience requirement will result in rejection of the proposal.

6.2 Selection Process and Short Listed Candidates

The selection process will include the evaluation of submitted proposals resulting in selection of up to four (4) short listed candidates for interviews. The candidates selected for interviews will be required to provide a detailed presentation of their proposal to the selection committee and answer verbal interview questions. The presentation will be limited to no longer than 45 minutes. The candidates will be expected to address all verbal questions during their presentation. Verbal interview questions are outlined in Appendix D of this

RFP. A 10 minute period after the presentation will be used to allow the selection committee to ask questions about the candidate's presentation. The final candidate selected will be evaluated based on the proposal, presentation and response to questions.

6.3 Right to Reject Proposals and Negotiate Contract Terms

The state reserves the right to reject any and all proposals. The state may negotiate the terms of the contract with the selected proposer prior to entering into a contract.

7.0 POST RFP AWARD REQUIREMENTS

7.1 Design and Construction Services

The selected proposer will program, design and construct the project.

All equipment, materials and installation methods shall follow the State of Wisconsin DSF design guidelines and master specifications and the University of Wisconsin FP&M Construction and Design Guidelines.

This building will comply with State of Wisconsin Executive Order 145 relating to energy conservation for State buildings. The building will be designed and constructed to be 30% more energy efficient than the minimum requirements of the Wisconsin Enrolled Commercial Building Energy Code.

The proposer will provide the following programming, design and construction administration services:

- Work with the information within this document and the users to refine and finalize the project program details.
- Work with the Agency in the development of a Type II Environmental Impact Assessment (EIA). Attend all public meetings relative to the EIA. Funding and development of the EIA will be provided by the Agency.
- Represent the Agency for final city urban design commission and public hearing approval for the proposed building
- If necessary, negotiate with the owner, agency and user to modify the project scope and budget to meet available funding.
- Provide planning review opportunities for users throughout the design process to expedite completion of final design.
- Develop final design and construction documents.
- Final construction documents must be stamped by a Wisconsin registered architect and engineer.
- Coordinate and obtain all code reviews, approvals and permits.
- Construct the project.
- Provide construction period services (reference Section 7.3 – Wisbuild)
- Work with the user's representatives to commission building systems to verify and document their proper operation.
- Provide operation and maintenance training for users during and after system commissioning.
- Provide operation and maintenance manuals including approved shop drawings and operations and installation manuals for all equipment.

- Provide a one (1) year warranty and callback.
- Provide record drawings (AutoCAD 2004 format)
- The design will become the property of the State of Wisconsin.

Additional services may be added to the scope of design services upon agreement between the selected design/build firm and the owner, agency and user.

7.2 Minimum Prevailing Wage

Per Article 33.B Pursuant to §. 103.49, Wisconsin Statutes, the proposer must abide by the prevailing wage rates and list of debarred contractors for this project. The proposer is required to apply for wage rates.

7.3 WisBuild™ Agency Information System

Construction phase records including Questions, Requests for Information, Construction Bulletins, Proposals, Change Orders, Schedule of Values and Requests for Payment will be processed electronically on the WisBuild™ DSF Information System. Other construction phase records and applications will be implemented, as they become available.

Contractor shall have available on-site and maintain for use of the course of the construction phase, from date of Notice-to-Proceed through receipt of Final Payment, an Internet connection to access and utilize the WisBuild™ DSF Information System.

APPENDIX A

Concept Report

APPENDIX B

Space Program Information

The information provided below is intended to establish approximate space program requirements for purposes of planning and estimating the proposed building. The proposal will include costs for providing these program requirements in the project. Some refinement of space allocations and program requirements during programming/design phases will be expected in order to converge on a final space layout and design. Incidental space and programming refinements will be made with no change to the guaranteed maximum cost of the project. Substantial deviations from the program requirements in this RFP will be negotiated between the Agency, user and design/build firm.

First Floor (Base Program)	Steamfitter Bench/Equipment Area	SF: 1000
Floor: Sealed concrete Walls: Ext. wall exposed concrete surface of precast panel, Int. partition CMU where required Doors: None - open to shop floor Ceiling: Exposed structure Electrical: 120/208v 1ph, 208 3ph Lighting: Flourescent T8, pendant hung with reflectors Plumbing: Compressed air drops HVAC: H&V by unit heaters and MUAs Other: Oxy/Acetylene piping system from exterior tanks By Owner: Benches, shop equipment		
First Floor (Base Program)	Welding	SF: 600
Floor: Sealed concrete Walls: Ext. wall exposed concrete surface of precast panel, Int. partition CMU where required Doors: None - open to shop floor Ceiling: Exposed structure Electrical: 120/208 1ph, 208v 3ph Lighting: Flourescent T8, pendant hung with reflectors Plumbing: Compressed air drops HVAC: H&V by unit heaters and MUAs, welding exhaust system with hood Other: Oxy/Acetylene piping system from exterior tanks By Owner: Benches, shop and welding equipment welding curtains		
First Floor (Base Program)	PRV Station	SF: 400
Floor: Sealed concrete Walls: Ext. wall exposed concrete surface of precast panel, Int. partition CMU where required Doors: None - open to shop floor Ceiling: Exposed structure Electrical: 120v 1ph Lighting: Flourescent T8, pendant hung with reflectors Plumbing: Compressed air drops HVAC: H&V by unit heaters and MUAs Other: Oxy/Acetylene piping system from exterior tanks By Owner: Benches, shop equipment, lifting rig		
First Floor (Base Program)	Pneumatic Controls Station	SF: 400
Floor: Sealed concrete Walls: Ext. wall exposed concrete surface of precast panel, Int. partition CMU where required Doors: None - open to shop floor Ceiling: Exposed structure Electrical: 120v 1ph Lighting: Flourescent T8, pendant hung with reflectors Plumbing: Compressed air HVAC: H&V by unit heaters and MUAs Other: None By Owner: Benches, shop equipment		

First Floor (Base Program)	Refrigeration	SF: 1500
Floor: Sealed concrete, approx. 6'x6' recessed floor area for hydraulic lift Walls: Ext. wall exposed concrete surface of precast panel, Int. partition CMU where required Doors: Painted hollow metal door and frame Ceiling: Exposed structure Electrical: 120/208v 1ph, 208v 3ph Lighting: Flourescent T8, pendant hung with reflectors Plumbing: Compressed air drops, CW, floor drain HVAC: VAV w/ reheat from AHU Other: None By Owner: Benches, shop equipment, hydraulic lift		
First Floor (Base Program)	Insulation	SF: 1000
Floor: Sealed concrete Walls: Ext. wall exposed concrete surface of precast panel, Int. part. Stl frame GWB w/ req'd Doors: None - open to shop floor Ceiling: Exposed structure Electrical: 120v 1ph Lighting: Flourescent T8, pendant hung with reflectors Plumbing: None HVAC: H&V by unit heaters and MUAs Other: None By Owner: None		
First Floor (Base Program)	Plumbing Bench/Equipment Area	SF: 1000
Floor: Sealed concrete Walls: Ext. wall exposed concrete surface of precast panel, Int. partition CMU where required Doors: None - open to shop floor Ceiling: Exposed structure Electrical: 120v 1ph Lighting: Flourescent T8, pendant hung with reflectors Plumbing: Compressed air drops HVAC: H&V by unit heaters and MUAs Other: None By Owner: Benches, shop equipment		
First Floor (Base Program)	Electric/DDC Bench/Equipment Area	SF: 1000
Floor: Sealed concrete Walls: Ext. wall exposed concrete surface of precast panel, Int. part. Stl frame GWB w/ req'd Doors: None - open to shop floor Ceiling: Exposed structure Electrical: 120/208v 1ph, 208v 3ph, 460v 3ph Lighting: Flourescent T8, pendant hung with reflectors Plumbing: Compressed air drops HVAC: H&V by unit heaters and MUAs Other: None By Owner: Benches, shop equipment		
First Floor (Base Program)	Loading Dock/Receiving	SF: 1300
Floor: Sealed concrete Walls: Painted GWB Doors: Ext. wall exposed concrete surface of precast panel, Int. partition CMU where required Ceiling: Exposed structure Electrical: 120v 1ph Lighting: Flourescent T8, pendant hung with reflectors Plumbing: CW, floor drains HVAC: unit heaters Other: None By Owner: None		

First Floor (Base Program)	Staging	SF: 500
Floor: Sealed concrete Walls: Ext. wall exposed concrete surface of precast panel, Int. partition CMU where required Doors: None - open to shop floor Ceiling: Exposed structure Electrical: 120v 1ph Lighting: Flourescent T8, pendant hung with reflectors Plumbing: None HVAC: UH Other: None By Owner: None		
First Floor (Base Program)	Pipe Rack	SF: 500
Floor: Sealed concrete Walls: None - open to shop floor Doors: None - open to shop floor Ceiling: Exposed structure Electrical: None Lighting: Flourescent T8, pendant hung with reflectors Plumbing: None HVAC: unit heaters Other: None By Owner: None		
First Floor (Base Program)	Acid Room	SF: 200
Floor: poured epoxy with perimeter containment curb around tank in room Walls: CMU covered with fiberglass panels, joints sealed Doors: Epoxy coated hollow metal door and frame Ceiling: steel frame and gypsum board with fiberglass panels, joints sealed Electrical: Outlets outside room, corrosion resistant conduit and switch boxes Lighting: incandescent sealed marine fixtures Plumbing: CW, acid waste drain to dilution basin HVAC: exhaust and MUA, plastic ductwork and plastic exhaust fan Other: Emergency Shower and Eyewash station By Owner: Acid tanks		
First Floor (Base Program)	Spray Booth	SF: 500
Floor: Sealed concrete Walls: Ext. wall exposed concrete surface of precast panel, Int. partition CMU where required Doors: None - open to shop floor Ceiling: Exposed structure Electrical: 120v 1ph Lighting: Flourescent T8, pendant hung with reflectors Plumbing: compressed air drops HVAC: exhaust, MUA and spark proof fan Other: spray booth with integral lighting and fire suppression By Owner: None		
First Floor (Base Program)	Stores/Tools	SF: 2400
Floor: Sealed concrete Walls: Ext. wall exposed concrete surface of precast panel, Int. partition CMU where required Doors: Painted hollow metal door and frame Ceiling: Exposed Structure Electrical: 120v 1ph Lighting: peripheral lighting Plumbing: None HVAC: VAV w/ reheat from AHU Other: None By Owner: Stores shelving system with integral lighting		

First Floor (Base Program)	Men's Toilet	SF: 400
Floor: ceramic tile Walls: Steel studs with painted GWB, ceramic tile up to 4 ft Doors: Solid core wood with painted hollow metal frames Ceiling: Suspended 2x2 acoustical tile Electrical: GFCI receptacles near mirrors Lighting: Lay-in fluorescent T8, parabolic Plumbing: Toilets, urinals, sinks, floor drain near toilet stalls HVAC: toilet exhaust, H&V MUA or transfer from shop space Other: ADA accessibility, ppe toilet partitions, mirrors, soap & towel dispensers By Owner: None		
First Floor (Base Program)	Men's Locker	SF: 400
Floor: ceramic tile Walls: Steel studs with painted GWB, ceramic tile up to 4 ft Doors: Solid core wood with painted hollow metal frames Ceiling: Suspended 2x2 acoustical tile Electrical: incidental GFCI receptacles Lighting: Lay-in fluorescent T8, parabolic Plumbing: CW, HW with wash sink, floor drains HVAC: locker exhaust, H&V MUA or transfer from shop space Other: Lockers, benches By Owner: None		
First Floor (Base Program)	Men's Shower	SF: 100
Floor: terazzo Walls: Steel studs GWB and ceramic tile finish Doors: None: open to locker room Ceiling: suspended water proof 2x2 acoustical tile Electrical: None Lighting: vapor proof shower lights Plumbing: Shower fixtures, floor drains HVAC: shower exhaust, transfer MUA from locker Other: shower partitions, soap dishes By Owner: None		
First Floor (Base Program)	Women's Toilet	SF: 200
Floor: ceramic tile Walls: Steel studs with painted GWB, ceramic tile up to 4 ft Doors: Solid core wood with painted hollow metal frames Ceiling: Suspended 2x2 acoustical tile Electrical: GFCI receptacles near mirrors Lighting: Lay-in fluorescent T8, parabolic Plumbing: Toilets, urinals, sinks, floor drain near toilet stalls HVAC: Toilet exhaust, H&V MUA or transfer from shop space Other: ADA accessibility, ppe toilet partitions, mirrors, soap & towel dispensers By Owner: None		
First Floor (Base Program)	Women's Locker	SF: 200
Floor: ceramic tile Walls: Steel studs with painted GWB, ceramic tile up to 4 ft Doors: Solid core wood with painted hollow metal frames Ceiling: Suspended 2x2 acoustical tile Electrical: incidental GFI receptacles Lighting: Lay-in fluorescent T8, parabolic Plumbing: CW, HW with wash sink, floor drains HVAC: locker exhaust, H&V MUA or transfer from shop space Other: Lockers, benches By Owner: None		

First Floor (Base Program)	Women's Shower	SF: 100
Floor: terazzo Walls: Steel studs GWB and ceramic tile finish Doors: None: open to locker room Ceiling: suspended water proof 2x2 acoustical tile Electrical: None Lighting: vapor proof shower lights Plumbing: Shower fixtures, floor drains HVAC: shower exhaust, MUA from locker Other: shower partitions, soap dishes By Owner: None		
First Floor (Base Program)	Breakroom	SF: 600
Floor: ceramic tile with tile base Walls: Painted GWB with 40% interior glazing in painted hollow metal frames Doors: Solid core wood with painted hollow metal frames Ceiling: Suspended 2x2 acoustical tile Electrical: 120v 1ph outlets, data, telecomm Lighting: Lay-in flourescent T8, parabolic Plumbing: CW, HW, drain with kitchenette sink HVAC: VAV w/ reheat from AHU Other: kitchenette casework and countertop By Owner: Furniture		
First Floor (Base Program)	Mechanical	SF: 700
Floor: Sealed concrete Walls: Ext. wall exposed concrete surface of precast panel, Int. partition CMU where required Doors: Painted hollow metal door and frame Ceiling: Exposed Structure Electrical: 120v 1ph Lighting: Flourescent T8, pendant hung with reflectors Plumbing: CW, floor drains HVAC: UH (unit heaters), exhaust ventilation & MUA for ventilation temperature control Other: None By Owner: None		
First Floor (Base Program)	Electrical	SF: 400
Floor: Sealed concrete Walls: Ext. wall exposed concrete surface of precast panel, Int. partition CMU where required Doors: Painted hollow metal door and frame Ceiling: Exposed Structure Electrical: 120v 1ph Lighting: Flourescent T8, pendant hung with reflectors Plumbing: None HVAC: UH, exhaust ventilation & MUA for temperature control Other: None By Owner: None		
First Floor (Base Program)	Custodial	SF: 200
Floor: Sealed concrete Walls: Ext. wall exposed concrete surface of precast panel, Int. part. Stl frame GWB w/ req'd Doors: Painted hollow metal door and frame Ceiling: Exposed Structure Electrical: 120v 1ph Lighting: Flourescent T8, pendant hung with reflectors Plumbing: CW, HW with floor mounted mop sink, floor drain HVAC: convector, exhaust Other: None By Owner: storage shelving		

First Floor Mezzanine (Base Program)	Shell Space	SF: 6000
Floor: concrete Walls: Ext. wall exposed concrete surface of precast panel Doors: None - shell space Ceiling: Exposed Structure Electrical: Distribution panel fed from building service sized for finished space (alternate 2) Lighting: Surface mounted flourescent T8, minimal lighting coverage Plumbing: None HVAC: None (if open to shop space, otherwise UH) Other: None By Owner: None		
First Floor Mezzanine (Base Program)	Mechanical/Electrical Space	SF: 700
Floor: concrete Walls: sound insulated and sheathed steel frame wall with painted GWB Doors: Solid core wood with painted hollow metal frames Ceiling: Exposed Structure Electrical: Electrical service for finished ME requirements, 120v 1ph receptacles in room Lighting: Flourescent T8, pendant hung with reflectors - minimal lighting coverage Plumbing: floor and hub drains HVAC: Unit Heaters, ventilation for minimal temperature control Other: None By Owner: None		
First Floor Mezzanine (Add Alternate 2)	Staff Offices (20 total)	SF Each: 120
Floor: carpet with rubber base Walls: steel studs w/ painted GWB Doors: Solid core wood with painted hollow metal frames Ceiling: Suspended 2x2 acoustical tile Electrical: 120v 1ph outlets, data, telecomm Lighting: Lay-in flourescent T8, parabolic Plumbing: None HVAC: VAV w/ reheat from AHU Other: None By Owner: Furniture, tack boards, whiteboards		
First Floor Mezzanine (Add Alternate 2)	Conference Room	SF: 400
Floor: carpet with rubber base Walls: steel studs w/ painted GWB Doors: Solid core wood with painted hollow metal frames Ceiling: Suspended 2x2 acoustical tile Electrical: 120v 1ph outlets, data, telecomm Lighting: Lay-in flourescent T8, parabolic Plumbing: None HVAC: VAV w/ reheat from AHU Other: None By Owner: Furniture, tack boards, whiteboards		
First Floor (Base Program)	Breakroom	SF: 600
Floor: ceramic tile with tile base Walls: Steel studs w/ painted GWB with 40% interior glazing in painted hollow metal frames Doors: Solid core wood with painted hollow metal frames Ceiling: Suspended 2x2 acoustical tile Electrical: 120v 1ph outlets, data, telecomm Lighting: Lay-in flourescent T8, parabolic Plumbing: CW, HW, drain with kitchenette sink HVAC: VAV w/ reheat from AHU Other: kitchenette casework and countertop By Owner: Furniture		

First Floor Mezzanine (Add Alternate 2)	Custodial	SF: 100
Floor: Sealed concrete Walls: steel studs w/ painted GWB Doors: Solid core wood with painted hollow metal frames Ceiling: Exposed Structure Electrical: 120v 1ph Lighting: Flourescent T8, pendant hung with reflectors Plumbing: CW, HW with floor mounted mop sink, floor drain HVAC: convector if heat is needed, exhaust Other: None By Owner: storage shelving		
Second Floor (Base Program)	Shell Space	SF: 16750
Floor: concrete Walls: Ext. wall exposed concrete surface of precast panel Doors: None - shell space Ceiling: Exposed Structure Electrical: Distribution panel fed from building service sized for finished space (alternate 1) Lighting: Flourescent T8, pendant hung with reflectors - minimal lighting coverage Plumbing: roughin for toilet rooms, janitor's closet and kitchenette HVAC: Unit Heaters Other: None By Owner: None		
Second Floor (Base Program)	Utility Room	SF: 75
Floor: Sealed concrete Walls: steel studs w/ painted GWB Doors: Solid core wood with painted hollow metal frames Ceiling: Exposed Structure Electrical: 120v 1ph Lighting: Flourescent T8, pendant hung with reflectors Plumbing: None HVAC: convector if heat is needed Other: None By Owner: None		
Second Floor (Base Program)	Electrical Room	SF: 75
Floor: Sealed concrete Walls: steel studs w/ painted GWB Doors: Solid core wood with painted hollow metal frames Ceiling: Exposed Structure Electrical: 120v 1ph Lighting: Flourescent T8, pendant hung with reflectors Plumbing: CW, floor drains HVAC: exhaust ventilation & transfer for temperature control Other: None By Owner: None		
Second Floor (Add Alternate 1)	Staff Offices (Qty. 5)	SF Each: 120
Floor: carpet with rubber base Walls: steel studs w/ painted GWB Doors: Solid core wood with painted hollow metal frames Ceiling: Suspended 2x2 acoustical tile Electrical: 120v 1ph outlets, data, telecomm Lighting: Lay-in flourescent T8, parabolic Plumbing: None HVAC: VAV w/ reheat from AHU Other: None By Owner: Furniture, tack boards, whiteboards		

Second Floor (Add Alternate 1)	Supervisor Offices (Qty. 5)	SF Each: 180
Floor: carpet with rubber base Walls: steel studs w/ painted GWB Doors: Solid core wood with painted hollow metal frames Ceiling: Suspended 2x2 acoustical tile Electrical: 120v 1ph outlets, data, telecomm Lighting: Lay-in flourescent T8, parabolic Plumbing: None HVAC: VAV w/ reheat from AHU Other: None By Owner: Furniture, tack boards, whiteboards		
Second Floor (Add Alternate 1)	Staff Open Offices (approx. 30 cubicles)	SF: 7000
Floor: carpet with rubber base Walls: None Doors: None Ceiling: Suspended 2x2 acoustical tile Electrical: 120v 1ph outlets, data, telecomm Lighting: Lay-in flourescent T8, parabolic Plumbing: None HVAC: VAV w/ reheat from AHU Other: None By Owner: Moveable Partitions and System Furniture, tackboards, whiteboards		
Second Floor (Add Alternate 1)	DDC Operations Office	SF: 1000
Floor: carpet with rubber base Walls: steel studs w/ painted GWB Doors: Solid core wood with painted hollow metal frames Ceiling: Suspended 2x2 acoustical tile Electrical: 120v 1ph outlets, data, telecomm (10 locations) Lighting: Lay-in flourescent T8, parabolic Plumbing: None HVAC: VAV w/ reheat from AHU Other: None By Owner: Moveable Partitions and System Furniture, tackboards, whiteboards		
Second Floor (Add Alternate 1)	Reception	SF: 120
Floor: carpet with rubber base Walls: steel studs w/ painted GWB Doors: None - open to office space Ceiling: Suspended 2x2 acoustical tile Electrical: 120v 1ph outlets, data, telecomm Lighting: Lay-in flourescent T8, parabolic Plumbing: None HVAC: VAV w/ reheat from AHU Other: None By Owner: Furniture, tack boards, whiteboards		
Second Floor (Add Alternate 1)	Mail	SF: 100
Floor: carpet with rubber base Walls: steel studs w/ painted GWB Doors: None - open to office space Ceiling: Suspended 2x2 acoustical tile Electrical: 120v 1ph outlets Lighting: Lay-in flourescent T8, parabolic Plumbing: None HVAC: VAV w/ reheat from AHU Other: None By Owner: mail casework, cabinets and countertops		

Second Floor (Add Alternate 1)	Student CADD Area	SF: 450
Floor: carpet with rubber base Walls: steel studs w/ painted GWB Doors: None - open to office space Ceiling: Suspended 2x2 acoustical tile Electrical: 120v 1ph outlets, data, telecomm (8 locations) Lighting: Lay-in flourescent T8, parabolic Plumbing: None HVAC: VAV w/ reheat from AHU Other: None By Owner: Furniture		
Second Floor (Add Alternate 1)	Printing Room	SF: 400
Floor: carpet with rubber base Walls: steel studs w/ painted GWB Doors: Solid core wood with painted hollow metal frames Ceiling: Suspended 2x2 acoustical tile Electrical: 120v 1ph, 208v 1ph outlets, data, telecomm Lighting: Lay-in flourescent T8, parabolic Plumbing: None HVAC: VAV w/ reheat from AHU Other: Provide adequate power for multiple copiers, printers, scanner, fax By Owner: Furniture		
Second Floor (Add Alternate 1)	Large Conference Room	SF: 400
Floor: carpet with rubber base Walls: steel studs w/ painted GWB Doors: Solid core wood with painted hollow metal frames Ceiling: Suspended 2x2 acoustical tile Electrical: 120v 1ph outlets, data, telecomm Lighting: Lay-in flourescent T8, parabolic Plumbing: None HVAC: VAV w/ reheat from AHU Other: None By Owner: Furniture		
Second Floor (Add Alternate 1)	Small Conference Room	SF: 150
Floor: carpet with rubber base Walls: steel studs w/ painted GWB Doors: Solid core wood with painted hollow metal frames Ceiling: Suspended 2x2 acoustical tile Electrical: 120v 1ph outlets, data, telecomm Lighting: Lay-in flourescent T8, parabolic Plumbing: None HVAC: VAV w/ reheat from AHU Other: None By Owner: Furniture		
Second Floor (Add Alternate 1)	Plan Vault/Archive Office	SF: 1700
Floor: concrete in vault, carpet with rubber base in office Walls: steel studs w/ painted GWB Doors: Solid core wood with painted hollow metal frames Ceiling: Suspended 2x2 acoustical tile Electrical: 120v 1ph outlets, data, telecomm Lighting: Lay-in flourescent T8, parabolic Plumbing: None HVAC: VAV w/ reheat from AHU Other: None By Owner: Plan racks, specification and manual shelving, furniture		

Second Floor (Add Alternate 1)	Breakroom	SF: 300
Floor: ceramic tile with tile base Walls: steel studs w/ painted GWB Doors: Solid core wood with painted hollow metal frames Ceiling: Suspended 2x2 acoustical tile Electrical: 120v 1ph outlets Lighting: Lay-in flourescent T8, parabolic Plumbing: CW, HW, drain with kitchenette sink HVAC: VAV w/ reheat from AHU Other: kitchenette casework and countertop By Owner: Furniture		
Second Floor (Add Alternate 1)	Men's Toilet	SF: 300
Floor: ceramic tile Walls: Steel studs with painted GWB, ceramic tile up to 4 ft Doors: Solid core wood with painted hollow metal frames Ceiling: Suspended 2x2 acoustical tile Electrical: GFCI receptacles near mirrors Lighting: Lay-in flourescent T8, parabolic Plumbing: Toilets, urinals, sinks, floor drain near toilet stalls HVAC: VAV w/ reheat from AHU, toilet exhaust Other: ADA accessibility, ppe toilet partitions, mirrors, soap & towel dispensers By Owner: None		
Second Floor (Add Alternate 1)	Women's Toilet	SF: 300
Floor: ceramic tile Walls: Steel studs with painted GWB, ceramic tile up to 4 ft Doors: Solid core wood with painted hollow metal frames Ceiling: Suspended 2x2 acoustical tile Electrical: GFCI receptacles near mirrors Lighting: Lay-in flourescent T8, parabolic Plumbing: Toilets, urinals, sinks, floor drain near toilet stalls HVAC: VAV w/ reheat from AHU, toilet exhaust Other: ADA accessibility, ppe toilet partitions, mirrors, soap & towel dispensers By Owner: None		
Second Floor (Add Alternate 1)	Custodial Room	SF: 100
Floor: Sealed concrete Walls: steel studs w/ painted GWB Doors: Solid core wood with painted hollow metal frames Ceiling: Exposed Structure Electrical: 120v 1ph Lighting: Flourescent T8, pendant hung with reflectors Plumbing: CW, HW with floor mounted mop sink, floor drain HVAC: convector if heat is needed, exhaust Other: None By Owner: storage shelving		
Third Floor (Base Program)	Shell Space	SF: 16000
Floor: concrete Walls: GWB fire taped Doors: None - shell space Ceiling: Exposed Structure Electrical: Distribution panel fed from building service sized for finished space Lighting: Flourescent T8, pendant hung with reflectors - minimal lighting coverage Plumbing: roughin for toilet rooms, janitor's closet and kitchenette HVAC: Unit Heaters Other: None By Owner: None		

Third Floor (Base Program)	Mechanical/Electrical Space	SF: 1200
Floor:	concrete	
Walls:	Ext. wall exposed concrete surface of precast panel	
Doors:	Solid core wood with painted hollow metal frames	
Ceiling:	Exposed Structure	
Electrical:	Electrical service for finished ME requirements, 120v 1ph receptacles in room	
Lighting:	Flourescent T8, pendant hung with reflectors - minimal lighting coverage	
Plumbing:	floor and hub drains	
HVAC:	Unit Heaters, ventilation for minimal temperature control	
Other:	None	
By Owner:	None	

APPENDIX C

Project Cost Breakdown Form

This cost breakdown form is to be submitted with the proposal. It is required that all proposers use this form to establish a consistent review of the cost aspects of each proposal by the screening committee. **Proposals not using this breakdown form will be rejected.**

Provide a cost breakdown of the project components as follows:

	Guaranteed Maximum Cost
Programming and design fees	
Permits and plan approval fees	
Construction development costs	
Other additional services (explain with attachment)	
Base program construction cost	
TOTAL BASE PROGRAM COST	

Provide separate proposed costs for each add alternate as follows. Add alternate costs will include respective programming and design fees, permits and plan approval fees, construction development costs along with other additional services that are explained.

	Guaranteed Maximum Cost
Add Alternate 1 – Second Floor Finish	
Add Alternate 2 – 1 st Floor Mezzanine Finish	
Add Alternate 3 – Extend Chilled Water, Steam and Pumped Condensate	

APPENDIX D

Verbal Interview Questions

Design and Construction of
Physical Plant Shops & Office Building
University of Wisconsin Madison
DSF Project 09D2U

The following questions will be addressed by the short listed candidates during the selection interview.

1. Comment on the program information provided in the RFP and identify any additional information required to eliminate or minimize risk-related questions that have influenced your proposed cost for the project.
2. What are the most significant challenges you perceive with this project and how would your team address them?
3. Describe how your firm will work with the user's representatives to refine the program information and prepare a final design that will meet their needs. Please provide your thoughts on how this can be accomplished concurrently with other project aspects in order to expedite the project timeline.
4. Provide background information on the individuals who will comprise your design team and construction administration team. Give their expertise and experience with working on past design/build projects similar to this project. What organizational structure would your team have to provide the best possible project delivery of this project?
5. Address the proposed schedule and indicate means and methods by which the schedule can be met or compressed further. Please provide creative methods to expedite the schedule through parallel tasking. Identify major critical path items that will have an impact on the schedule.
6. Address the proposed budget and indicate if you feel the budget is adequate or lacking. Describe means and methods by which the budget could be met or reduced further. Please provide creative methods to maintain or minimize budget of this project?
7. How will your proposed cost account for incidental program and design requirements that were not able to be conveyed in detail in the RFP document? In other words, discuss how your firm would hold to a guaranteed maximum price while maintaining the user's program expectations and the owner's level of quality during the development of the final design.