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Director of Administration

**COUNTY OF DANE**  
DEPARTMENT OF ADMINISTRATION  
**PURCHASING DIVISION**  
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CHARLES HICKLIN  
Controller

DATE: April 6, 2016  
TO: All Proposers RFP #116023 – Alliant Energy Center Partial Campus Development  
FROM: Pete Patten, Purchasing Agent  
SUBJECT: ADDENDUM #4

The following responses are provided to questions received.

**Question 1**

What is AEC consideration for the ground leases with regards to time? Example 99 to 100 years.

**Answer 1**

*The County is open to responses with no less than 25 years and not to exceed 100 years.*

**Question 2**

Does AEC or Dane County have tax credits or if not directly willing to help secure on behalf of the interested parties?

**Answer 2**

*The County does not have tax credit authority. The County would be willing to work with the developer on any applications for development incentives.*

**Question 3**

Does AEC or Dane County have access to bonds for development and if not willing to help secure on behalf of the interested parties?

**Answer 3**

*The County is not offering direct financing or financial incentives for any proposed development on the AEC grounds.*

**Question 4**

Is AEC or Dane County willing to provide tax exemption over the terms and time of the ground lease?

**Answer 4**

*The land under lease would be exempt from taxes, any structures would be subject to property taxes. The County does not have the authority to exempt the structures from taxation. However, if the structures are owned by an entity that is exempt under state statutes, then the entity can petition for tax exemption to the local assessor.*

**Question 5**

What is AEC or Dane County consideration regarding environment study or cost for the portion of the site adjacent or next to the 55 acre dog park? If cost exceeds 2-3% of development? An environmental study would focus on possible contamination of soil, leakage of methane gas, and water table damage or any unknown problems during site work.

**Answer 5**

*The developer would be responsible for any permitting or study to obtain that permitting that pertains to their project.*

**Question 6**

What is AEC or Dane County consideration regarding sewer availability charge and water availability charge? The concerned parties involved in the development are seeking a charge back to AEC or Dane County.

**Answer 6**

*The costs to connect to water and sewer utilities will be the responsibility of the developer.*

**Question 7**

Does the AEC provide risk or liability insurance regarding campus sites overall development?

**Answer 7**

*The County insures the campus for liability claims. The County does not expect to provide liability insurance for any area under private control.*

**Question 8**

Please outline aspects of AEC's hospitality agreement for future development for hotels? For clarity in regards to future hotel development.

**Answer 8**

*The current agreement with the Clarion does not allow for hotel consideration in this RFP. Occupancy levels have not been achieved at this point to open that contract up.*

**Question 9**

In regards to development does AEC have a place on the sites for backfill or help provide one?

**Answer 9**

*AEC does not have a place for backfill disposal, if at the time for that need, the County would check to determine if other job sites occupied by the County are available. That option is not guaranteed nor should it be considered a definite option.*

Please acknowledge receipt of this addendum by noting "Addendum #4 Received" on the bottom of the Signature Affidavit when you submit your bid. If you have any questions regarding this addendum, please contact me at 608-266-4966.

Sincerely,

Pete Patten  
Purchasing Agent