



**UNIVERSITY
RESEARCH PARK**
UNIVERSITY OF WISCONSIN-MADISON

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Request for Proposal (Contractors) – Olin House

University Research Park, University of Wisconsin-Madison
510 Charmany Drive, Suite 250
Madison, WI 53719

Project Name: Olin House Renovation **Response Deadline:** 04/07/2007

Project Location: 130 N. Prospect Avenue
Madison/Dane County

Owner/Agency: University Research Park,
University of Wisconsin-Madison

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This project will renovate approximately 12,000 GSF of residential space in Olin House. Olin House, a historic landmark building in the University Heights area of Madison, was constructed in 1911 and has served as the official residence of the Chancellor of UW-Madison since 1925.

Recent studies indicate that the house is well built and in good structural condition. However, much of the house's infrastructure is original, and is wearing out. Moreover, the house is used extensively for public university events. Since it was designed solely as a family residence, the expanded use presents functional challenges that need to be addressed as part of this renovation.

The scope consists of participation in programming and design, survey of existing conditions, construction, project management, and assistance with soliciting and managing in-kind contributions of professional services, labor and materials. The selected contractor will be responsible for securing all necessary building permits.

The project will address general accessibility including entry and restrooms facilities, remodel the kitchen, add an elevator, retrofit the HVAC, plumbing and electrical systems.

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The contractor shall be fully responsible for carrying out the construction and closing out the job under the general supervision of the AE who will act as the University Research Park's project manager.

The selected contractor is expected to work with the owner to solicit gift-in-kind of professional services, labor, and material in order to add greater value to the project. The gifts will be appropriately acknowledged in a prominent way and will be seen by thousands of visitors annually.

Contractors that are interested in this project should submit the following:

1. Name and address of firm
2. Principals of the firm
3. Person(s) who would be assigned to this project
4. Total number of personnel in the organization contemplated for this project
5. A description of previous experience (firm and personnel assigned to project) in landmark project of this type and scope
6. Contractor's total project development cost: This should be a preliminary estimate based on the information gathered at the site visit and must include all the costs the contracts expect to incur in delivering the project. The costs should be broken down by floors and by trade and then totaled according to the following table:

Component	SF	Cost/SF	Estimated Cost
Fist Floor Renovation (total)			
• Kitchen renovation			
Second Floor Renovation			
Third Floor Renovation			
Basement Area Renovation			
Site Restoration after construction			
HVAC & Plumbing	X	X	
Electrical	X	X	
Elevator	X	X	
Overhead and profit	X	X	
Permit Fees	X	X	
Equipment	X	X	
Other/Additional Services (explain)	X	X	
TOTAL COST	X	X	

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Gift-in-Kind

Proposal should include firms approach for assisting the University Research Park to solicit and manage gift-in-kind donations. Any existing opportunities for such donations should also be reflected in the proposal.

Anticipated Schedule

Release of Contractor RFP	March 16, 2007
Contractor Site Visit and Orientation	April 9 – 13, 2007
Proposals Due	April 27, 2007
Contractor Selection	May 4, 2007
Start Demolition and Construction	Fall 2007
End Construction	Summer 2008

Evaluation Criteria for Selection

1. Direct experience with landmark building projects in the 12,000 square foot range, including renovation and residential experience
1. Adequate and capable staffing to execute this project
2. Willingness to assist owner with solicitation for in-kind contribution of material, labor, and professional services
3. Experience working in a tight budget environment
4. Experience with Building Information Modeling (desirable but not required).
5. Demonstrated ability to work with regulatory agencies
6. Estimated Total Development Cost