

Milwaukee Public Library
Request for Proposal
Forest Home and Mill Road Library Developments
Questions and Answers

November 12, 2014

Question: 11/4

Who else has been invited to bid on the libraries?

It's open to anyone. RFP was sent to the RFI respondents as an update. [Project Manager has] been updating the RFI respondents throughout the process. The board of trustees did narrow the projects down to just focusing on Forest Home and Mill Road this round.

Question: 11/6

How firm is the Nov 18 date? Can we submit a partial response, with further detail to follow?

The date is firm. Suggest submitting as much as you can so that we have something to share online for the public to comment on before the meeting on December 2nd.

Questions: 11/7

Can you help answer some questions in regards to the Forest Home Library RFP? Can you share the pro forma details for the Villard or East Library projects?

A budget reflects the specific location costs/values. We have a total but not a budget yet for the current projects. As far as the previous projects - East didn't have a purchase price in the budget but Villard did.

Who will own the library? Should we think of it as a condo association, where the library and the entity will share maintenance expenses?

MPL/City will own the library space. Yes, think of it as a condo association with 2 members.

Will the library sign a 20 year agreement to the entity formed, such as a lease agreement?

MPL/City needs to own the library space.

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...Of the \$1.5 million cost to build the white box for Villard, how were the remaining library funds spent? All on FF&E? Or was some allocated to acquisition costs?

The cost to acquire the white box for Villard was about \$1.276 Million. According to our Business Operations Manager land acquisition costs were not factored in to the white box price at Villard. Your team is free to propose that some portion of any acquisition costs be paid by MPL (that is an allowable use of our funds) and that would be a factor for the Board to consider. Keep in mind that the build out costs for libraries are substantial and that is one reason that MPL has gone to the mixed-use building model for library facilities.

Question: 11/10 Does the library have certain requirements for electrical specs, etc. for the white box?

Please refer to the detailed requirements in the “Exhibit A: Library Shell Construction” document.

Question: 11/10

Development teams have reached out to DCD for site dimensions on the city-owned lot at [7717 W. Good Hope Road](#).

Question: 11/11

The RFP differs from the RFI in that it explicitly states that final design of library space will be put out for RFP separately. Is that the case?

Yes.