



# Alliant Energy Center Comprehensive Master Plan

Oversight Committee

November 27, 2017



# Today's Agenda

1. Status and Update of Master Plan RFP
2. Committee Roles and Responsibilities

# AEC CAMPUS MASTER PLAN RFP

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- INTRODUCTION
  - Dane County is seeking proposals from qualified architecture, engineering and planning firms to prepare a comprehensive Campus Master Plan for the Alliant Energy Center
- BACKGROUND
  - Phase 1: Market, Financial, Facility & Impact Analysis (Completed April 2017)
  - Phase 2: Visioning Process (Completed fall 2017)
  - **Phase 3: Master Planning Process (To begin spring 2018)**
  - Phase 4: Long Term Implementation (2019 and beyond)
- PAST STUDIES AND PLANS
  - Hunden Market, Financial, Facility & Impact Analysis (2016-2017)
  - AEC Vision & Implementation Framework (2017)

# CAMPUS FACILITY OVERVIEW

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- Master Plan will include further refinement of recommended improvements and cost estimates from 2017 Facility Analysis for the following:
  - Veterans Memorial Coliseum
  - Exhibition Hall
  - New Holland Pavilions
  - Arena Building
  - Parking Lots
  - Willow Island
  - Administrative Office Building
  - Clarion Suites and Hotel
  - East Side of Rimrock Road

# CAMPUS MASTER PLAN OVERVIEW & OBJECTIVES

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- Campus Master Plan is the implementation initiative where most of the Vision Foundations will be realized
- AEC needs to become the anchor for an integrated identifiable Destination District to achieve:
  - The highest and best use of the campus and surrounding properties
  - Maintain market and financial viability of the AEC
  - Meet community goals
- Objectives for the Campus Master Plan include:
  - Campus Image and Experience
  - Campus Layout and Internal Relationships
  - External Connections and Relationships to Surround Properties

# SCOPE OF SERVICES

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1. Review of Past Studies, General Data Gathering and Base Mapping
2. Facility Analysis and Preparation of Concept/Schematic Plans and Cost Estimates
3. Campus Layout, Improvements and Cost Estimates
4. Types and Locations of Additional Commercial Uses

# SCOPE OF SERVICES continued . . .

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5. Phasing Plans
6. Site Visits and Meetings
  - a. Master Plan Oversight Committee
  - b. Peer Review Panel
  - c. Users Panel
  - d. Public Presentations
  - e. Project Management Team

# CALENDAR OF EVENTS/DEADLINES

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RFP Released	December 11, 2017
Non-mandatory Pre-proposal Conference	January 9, 2018
Proposal Questions Due	January 10, 2018
Posting of Answers to Questions	January 12, 2018
Proposals Due	January 26, 2018
Interviews*	Week of February 12, 2018
Selection of Consultant*	Week of February 19, 2018
Contact Execution/Project Initiation*	March 15, 2018

\* Tentative dates subject to change.

# EVALUATION CRITERIA

The proposal will be scored using the following criteria:

<u>Description</u>	<u>Percent</u>
<b>1. General Requirements</b>	<b>50</b>
a. Organizational Capabilities	25
b. Staff Qualifications	25
<b>2. Technical Requirements</b>	<b>40</b>
a. Project Approach	30
b. Project Schedule	10
<b>3. Cost</b>	<b>10</b>
	<b>Total 100</b>