



Bid Waiver Form

Revised 01/2023

Short Description of Goods/Services	Project Management for the Alliant Energy Center Redevelopment Committee	Total Cost	\$98,500		
Vendor Name	Vandewalle & Associates	MUNIS #	8381	Req #	939
Purchasing Officer	Pete Patten	Date	January 23, 2023		
Department	Alliant Energy Center	Email	heffron.adam@alliantenergycenter.com		
Name	Adam Heffron	Phone	608-267-3984		

A VENDOR QUOTE MUST BE ATTACHED TO THE WAIVER FOR APPROVAL

Provide a detailed description of the goods/services intended to be purchased:

Vandewalle will provide a range of project management services to the Committee and County staff in reactivating the Alliant Energy Center Redevelopment Committee (Committee) by educating and informing new and prior contributing members about past planning and improvement efforts and assisting them in creating and implementing an in-depth strategic plan for addressing the future facility needs of the Alliant Energy Center (AEC) Campus in a post-COVID environment. The scope elements have been tailored to meet the challenges of the current environment while advancing the County's objectives for the project.

Vandewalle will perform the following tasks:

Task 1: Redevelopment Committee and Project Management Team Assistance

Task 2: Reprioritize Capital Improvements

Task 3: Assistance with Updated Market Analysis and Master Plan RFP

Task 4: Potential Funding Sources

Task 5: Private Development Approach

Task 6: Annexation and Tax Increment District Coordination

Task 7: Project Communications and Public Outreach

All work will be performed on a time and materials basis and only as directed by the Committee and County staff with a maximum budget not to exceed \$98,500 for 2023.

Send to a Purchasing Officer Once Completed



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Procurement Exception List

- Emergency Procurement
- Unique and specific technical qualifications are required
- A special adaptation for a special purpose is required
- A unique or opportune buying condition exists
- Only one vendor possesses the unique and singularly available ability to meet the Department's requirements

Provide a detailed explanation as to why the competitive bidding (RFB/RFP) process cannot be used. Also provide a detailed justification in relation to the Procurement Exception(s) chosen:

This work is similar to the work Vandewalle & Associates has done for the AEC in the past. Vandewalle's services would provide continuity which is critical to the success of this engagement. No other vendor holds this knowledge and past history.

Bid Waiver Approval (For Purchasing Use Only)

Under \$43,000 (Controller)

\$43,000+ (Personnel & Finance Committee)

Date Approved:

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