



Bid Waiver Form

Revised 01/2025

Short Description of Goods/Services	Feasibility and Planning Services for the Coliseum Redevelopment RFP	Total Cost	\$90,000
Vendor Name	CAA ICON	MUNIS #	Req # 2197
Purchasing Officer	Pete Patten	Date	July 2, 2025
Department	Alliant Energy Center	Email	scheibler.kevin@alliantenergycenter.com
Name	Kevin Scheibler	Phone	608-267-3982

A VENDOR QUOTE MUST BE ATTACHED TO THE WAIVER FOR APPROVAL

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

The Dane County Veteran's Memorial Coliseum needs to be renovated to maintain the viability of using the building for events. A public-private partnership is being considered for the renovation of the building, which will be considered via proposals received from an RFP process. The County has not entered into a partnership of this value in the past and is in need of specialized, industry-specific expertise to develop and issue the RFP, answer questions, evaluate proposals, and negotiate resulting contracts.

There are few firms in the US that perform this type of work and fewer that have performed this work in the State of Wisconsin. The AEC needs to contract with a firm to assist with this process to advocate for the County's best interests and put the County in the strongest position possible for contracting.

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:

CAA ICON is the industry-leading owner's representative and strategic management consulting firm for public/private sports and entertainment facility owners and operations, professional franchises, and leagues. They worked with the Fiserv Forum on their public-private partnership in Milwaukee.

The County needs specialized, expertise to issue the RFP for the Coliseum Redevelopment, answer questions, evaluate responses and draft questions to provide for the best possible outcome for the residents of Dane County.

In addition to initial due diligence tasks that will allow CAAICON to better understand the project (meeting with key representatives, identify project goals & objectives, review past work, establish communication guidelines, etc.), the work to be performed by CAAICON includes:

Development of RFP:

Discuss goals and objectives of P3 RFP

Review and finalize County's RFP

Management of RFP

Identify potential RFP respondents

Assist County with issuing RFP

Answer questions

Assist in the evaluation of responses

Provide a recommendation to County on preferred respondent.

Funds are available in CPAEC 51071.

Bid Waiver Approval (For Purchasing Use Only)

☐ Under \$45,000 (Controller)

☐ \$45,000+ (Personnel & Finance Committee)

Date Approved:

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