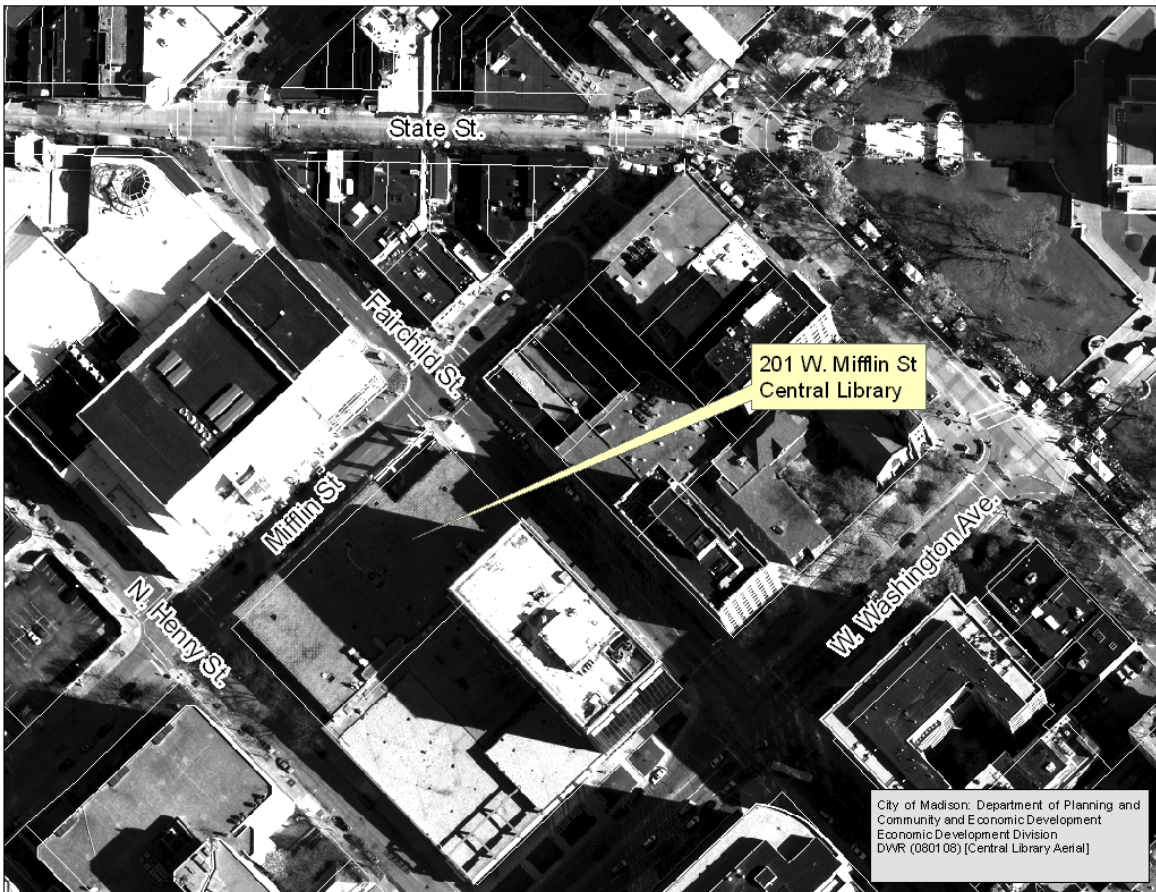


**Request for Proposals
for the Purchase and Redevelopment of the Central Library
parcel located at 201 West Mifflin Street, Madison, Wisconsin
and the Sale of a Condominium Unit within the
Redevelopment for a new Central Library
RFP No. _____**



**City of Madison, Wisconsin
September ____, 2008**

NOTICE OF REQUEST FOR PROPOSALS

The City of Madison is seeking proposals from developers with demonstrated experience in the redevelopment of urban properties. Successful proposals will include:

- A “signature” building with urban design elements that provide a strong visible sidewalk presence for a new Central Library.
- A design that is responsive to needs of a 21st century library;
- Inclusive and fully accessible Central Library space that reaches out to all members of the community.
- A financially sound proposal that provides for the acquisition of the current Central Library and the sale of a condominium unit for a new Central Library.
- Demonstrated capacity to implement and complete the proposal as submitted, including qualified experience in sustainable design and LEED certification.

The proposals must be submitted in sealed envelopes or boxes by **1:00 PM** on _____, _____, **2008**, to:

Donald S. Marx, Manager
Office of Real Estate Services
Room LL100
215 Martin Luther King, Jr. Boulevard
Madison, WI 53701-2985

A pre-submittal meeting will be held at **10:00 a.m.** on _____, _____, **2008**, at the Central Library, 201 West Mifflin Street, Madison, WI. Attendance at this meeting is not required of proposers, but is highly recommended, as both staff and committee members will be present. All questions and answers from this meeting will be distributed in written format following the meeting. A tour of the Central Library will also take place at this meeting.

This Request for Proposals is for informational purposes. It is not to be construed as an offer by the City of Madison. The contents of this Request for Proposals are neither warranted nor guaranteed by the City of Madison. Developers interested in pursuing this opportunity are urged to make such evaluations as they deem advisable and to reach independent conclusions concerning statements made in this Request for Proposals and any supplements thereto.

Sincerely,

Barbara Dimick, Director
Madison Public Library

Disclosure and Disclaimer

This Request for Proposals (“RFP”) is being furnished to the recipient by the City of Madison (the “City”) for the recipient’s convenience. Any action taken by the City in response to submissions, made pursuant to this RFP, or in making any awards or failure or refusal to make any award pursuant to such submissions, or in any cancellation of awards, or in any withdrawal or cancellation of this RFP, either before or after issuance of an awards, shall be without any liability or obligation on the part of the City and its officials and employees.

The City, in its sole discretion, may withdraw this RFP before or after receiving submissions, may accept or reject any or all submissions, and may waive any irregularities if the City deems it appropriate and in its best interest. The City shall determine the responsiveness and acceptability of any proposal submitted.

Prospective developers and their design teams should rely exclusively on their own investigations, interpretations and analyses in preparing and submitting proposals, and should not rely on communications with City staff or officials. The City makes no warranty or representation that any submission which conforms to the requirements of this RFP will be selected for consideration, negotiation, or approval.

The City and the selected developer will be bound only if and when a submission, as same may be modified, and any applicable definitive agreements and budgetary authorizations pertaining thereto, are approved by the Common Council of the City of Madison and then only pursuant to the terms of the definitive agreements executed among the parties.

All submissions and supporting data shall be subject to disclosure as required by State law. All submissions shall be submitted in sealed form and shall remain confidential to the extent permitted by State statutes and ordinances of the City of Madison, until the date and time selected for opening the responses.

1. PROJECT OVERVIEW

The City of Madison, Wisconsin is seeking proposals from interested parties for the purchase and redevelopment of the current Central Library site located at 201 West Mifflin Street, Madison, WI. The site currently serves as the Central Library for the Madison Public Library System. The City intends to sell the site at fair market value to a qualified developer who would redevelop the parcel into a mixed-use condominium development including commercial office space, retail space and a condominium unit that would be sold to the City for a new Central Library. The successful proposal will adhere to the criteria laid out in the "Selection Criteria" section of this Request for Proposals (RFP).

The Central Library Surplus Property Criteria and Selection Committee (the "Committee") has been charged with the development of this RFP, as well as the evaluation of proposals. The Committee will make a recommendation to the City of Madison Common Council, which will then take final action to accept a proposal.

The RFP identifies the scope of the development, the submission requirements, and the process that will be used to select a developer.

2. BACKGROUND

The Central Library opened in 1965 and contains approximately 98,000 square feet on four floors. All building systems are past end-of-life usage and the current building is not adequate for 21st century library operations. In 2002 the Library Board commissioned Will Bruder and Associates to design a new library for downtown Madison. The Bruder-designed library utilized the existing concrete structure and proposed the addition of another floor that would have increased the library space to 130,000 square feet. This plan proved to be too expensive and was not pursued by the City.

3. PROJECT CHARACTERISTICS

- The City plans to create a new Central Library destination for the City of Madison through the use of a mixed-use development project on its existing site. This development would require the sale of the site and building and may require the demolition of the existing building or the reuse of the existing structure if it can be adapted to a new use.
- The City plans to own a condominium unit (the "Library Condo Unit") of approximately 100,000 square feet in the proposed development that will be used for the Central Library.
- The new Central Library must have a substantial street presence with a clear, convenient and symbolically significant identifiable separate Central Library main entrance with exterior signage.
- The Library Condo Unit will be finished to "grey box" specifications as determined and agreed upon by the Developer and the City.
- The design and build out of the Library Condo Unit will be the responsibility of the City and be subject to the City's Public Works Contracting Ordinances. It is the City's intent that this build-out will be LEED-CI Silver certified.
- The Library Condo Unit must be secure and be able to operate independently of all other building functions and uses. Vertical circulation to upper floors (elevators, stairwells, etc.) of the building shall not pass through the Library Condo Unit.
- The Architect for the Library Condo Unit will be actively involved in the overall design of the development project to influence those parts of the construction that will impact the use and

circulation of the overall building spaces and the use of the Library Condo Unit and library operations.

- The Developer may provide an agreed upon amount of square footage adjacent to the Library Condo Unit for future Central Library expansion.

4. GOALS FOR THE NEW CENTRAL LIBRARY

The goals for a new Central Library of the 21st Century is to increase the space available to the public and to create a safe place that supports community oriented, user-centered programs, technologies and services. The increased public space in the new Central Library would provide the following: direct access to the extensive books and collection materials available at the Central Library; comfortable seating areas; quiet reading spaces, a children's area; a teen space; public meeting spaces; conference rooms; and, tutoring rooms. Technology and automation will be integrated into the new Central Library that will provide users with unlimited electronic resources and services from both on and off site locations. Technology will enable the transfer of routine and repetitive manually performed tasks to user self-service stations and the automation of material handling. This will provide staff increased opportunities to deliver personalized customer services, including traditional and on-line research assistance, more educational programs, and one-on-one computer assistance. The new Central Library would also include Library administration offices and operations, staff and operations for LINK (the seven county system-wide shared library automated integrated catalog), and building systems (mechanical, electrical, communications, HVAC, etc.).

5. PROPERTY DESCRIPTION

Address:	201 West Mifflin Street
Parcel No.:	251-0709-231-0803-3
Parcel Size:	34,848 sq. ft.
Existing City Building:	4 stories with a gross area of 98,000 sq. ft.
Existing Use:	Central Library
Frontage:	West Mifflin Street, North Fairchild Street and North Henry Street

A map showing the location of the Property is provided in Exhibit A.

Zoning: The Site is currently zoned C-4. The complete text of the zoning ordinance can be found at: <http://www.cityofmadison.com/BI/zoning.html>

Proposals may propose a redevelopment project that would require a change in the current zoning.

6. BASE BUILDING REQUIREMENTS

The base building requirements are provided on Exhibit B.

7. TEMPORARY AND/OR PERMANENT RELOCATION OF LIBRARY OPERATIONS

(The information provided in this section is for informational purposes only and could, but is not required to be, included in the proposal for the relocation and/or configuration of library operations.)

- Certain library operations that are housed in the current Central Library would be relocated either temporarily during construction of the new building or permanently at other branch libraries or in new space.

8. ALTERNATE SITE OPTION

An alternative to a mixed-use redevelopment project on the current library site is the sale of the current site with the proposal of an alternative site within a five (5) block radius of the State Capitol existing Central Library location. The existing Central Library would remain at its current location until a “grey box” condominium unit or stand-alone single-user structure is constructed on an alternative site. The City would then sell the existing Central Library site to the Developer and purchase the condominium unit or stand-alone building for the new Central Library. This would eliminate reduction in services and the costs associated with a temporary relocation of the Central Library during construction of a new building at its existing location. Any proposal with an alternative site would be required to meet all applicable requirements in this RFP as well as provide easy access for service and delivery vehicles, a prominent street level library presence with exterior signage and clear visibility from major vehicular arterials.

9. PROPOSAL REQUIREMENTS

Each proposal package shall contain all of the following information:

A. Transmittal / Acknowledgement Letter

All proposals must be transmitted with an appropriately executed acknowledgement letter. The letter should include:

- i. A summary of the proposers qualifications.
- ii. A contact person who should be notified of the Committee’s decision, with a telephone number, fax number, mailing and email address.
- iii. The following Disclosure and Disclaimer:

The undersigned has read the City of Madison’s “Request for Proposals for the Purchase and Redevelopment of the Central Library parcel located at 201 West Mifflin Street, Madison, Wisconsin and the Sale of a Condominium Unit within the Redevelopment for a new Central Library” and, on behalf of our development team, agrees to and accepts the terms, specific limitations, and conditions expressed therein. I (WE) HAVE READ, RELY UPON, ACKNOWLEDGE, AND ACCEPT THE CITY OF MADISON’S DISCLOSURE AND DISCLAIMER, AS PROVIDED IN THE RFP.

B. Conceptual Plan / Design

- i. A statement of the physical project concept is required, to include general design characteristics, and initial details of the proposed redevelopment. The project conceptual design should contain sufficient detail to show the scale, scope, size and mix of project elements. Large-scale presentation drawings may be provided; however, 8.5” X 11” reductions of such drawings must be included in the proposal. Conceptual plan details to be illustrated include:
 - (a) Site plan for project improvements, pedestrian and vehicle access to the site, adjacent uses, proposed entry locations, and configuration of the building on the site with reference to adjacent structures.
 - (b) Schematic building drawings.
 - (c) Elevation drawings.

- (d) Parking facilities.
 - (e) Conceptual floor plan(s) to indicate location of proposed uses and owner(s), core areas and related vertical circulation, proportion of first floor dedicated to the library and proposed ancillary uses. Library space shall be designated as shell space.
- ii. A detailed project description, (excluding elevations of all building sides and a site plan), including the following:
- (a) A comprehensive matrix or table with estimated square footage for all project components.
 - (b) The amount and type of commercial space included in the project.
 - (c) The number, layout, and design of parking facilities for the project.
 - (d) The proposed architectural and design theme, and the materials and quality to be used. Indicate any important architectural precedents or reference projects considered in the selection of the design style and materials.
 - (e) A description of the size and location of public spaces and focal points including overall landscaping design. theme, and characteristics.

C. **Development Team Qualifications**

- i. *Organization Information:* Provide a complete identification of the developer and all associated team members (participating firms), the specific legal entity description and the jurisdictions under which the developer is organized, the principal representatives of each participating firm, evidence of management continuity within each major participating firm, and identification of the individual(s) authorized to negotiate and bind the developer. The development team information must include information adequate to permit a preliminary assessment of the developer's current financial strength and capacity to successfully undertake the project for each member of the development team;
- ii. *Relevant Experience:* Proposals shall describe the relevant experience of each participating firm in the planning, redevelopment, and financing of similar urban development projects. Include evidence that the developer is financially solvent / stable and has a track record of securing financing of a similar magnitude and complexity. Proposals shall also include a minimum of three references who may be contacted regarding each participating firm's role and performance in connection with similar projects, along with the express written permission to contact these references. References shall include name, affiliation, address and telephone number.

D. **Development Costs**

- i. An estimate of total costs for redevelopment shall be submitted in sufficient detail to permit evaluation. Development costs shall identify major line items, including but not limited to:
- (a) Architectural, engineering and other third-party soft costs;
 - (b) Project overhead and management;

- (c) Direct construction costs improvements;
 - (d) Financing fees and construction loan costs, as applicable;
 - (e) Development fees.
- ii. A successful proposal will also include, as available, a qualifications and letter of commitment from bondable general contractor(s) for all demolition or construction that is to be completed.

E. Financial Plan

- i. Provide an in-depth Financial Plan detailing the sources of capital and terms, and describing the financial resources of the development team and financial capacity to complete the project. The Financial Plan must outline the prospective financing and contain a Sources and Uses section. The Financial Plan must identify the specific investment to be made by the developer, as well as any credit enhancements or additional security.
- ii. The Financial Plan should include the proposed terms and conditions of a purchase of the site from the City at fair market value in “as-is” condition with no representations or warranties on the part of the City other than ownership.
- iii. The Financial Plan should include the proposed terms and conditions of the sale of a “grey box” condominium unit or stand-alone building to the City for a new Central Library.
- iv. The City of Madison will provide no funding, land write-down, or financial assistance, other than the purchase price, to this project.
- v. The submission should include a disclosure of competitive projects, that the developer is involved in, as well as any previous or ongoing bankruptcy or litigation.
- vi. Proposers should provide a list of banking references for previous projects that are similar in nature.

F. Development Schedule

Provide a detailed schedule, including all predevelopment and development activities through completion of construction. The schedule for development should address, at a minimum, preparation of plans, projected plan approval dates, construction commencement date, construction milestones, and completion date. The schedule should provide for development in a logical and expeditious manner. Any phasing plans should be explicitly identified on the schedule.

G. Special Conditions

Any and all special conditions that the developer may offer or request from the City are required to be listed. The developer will need to elaborate on costs, terms, payment amounts, conditions, timing and such other pertinent factors, if selected for further negotiations.

H. Additional Information

Provide any additional information that would more completely describe the proposer’s interests, experience and expertise.

10. RFP SCHEDULE

The following is the approximate schedule for this RFP:

- RFP Released _____, 2008
- Pre-Submission Meeting _____, 2008
- Proposal Submissions Deadline _____, 2008
- Proposal Reviews _____, 2008
- Interviews and Selection _____, 2008
- Common Council Approves Developer _____, 2008

11. EVALUATION CRITERIA

Evaluations of the proposals will be based on the following criteria:

1. Consistency with the goals for the new Central Library.
2. Development team qualifications and demonstrated capacity to implement and complete the proposal as submitted, including quantified experience with projects of similar scope and size and in sustainable and LEED-certified building design.
3. Project feasibility and soundness of financing plan including the financial strength of the Developer.
4. Development schedule
5. Proposed price and terms and conditions for the purchase of the existing Central Library and for the sale of a “grey box” condominium unit or stand-alone building for the new Central Library.
6. Conceptual design and plans.
7. Location.

The following Point Evaluation System will be used to assist in grading the proposals:

(The numbers represent the maximum number of point per category that will be used in the evaluation of the proposals)

Criteria	Point Value
1. Consistency with Goals	10
2. Development Team Qualifications and Experience	20
3. Project Feasibility and Financial Plan	10
4. Development Schedule	5
5. Purchase and Sale Price Terms and Conditions	30
6. Conceptual Design and Plans	20
7. Location	5
TOTAL	100

12. PRE-SUBMITTAL MEETING AND CENTRAL LIBRARY TOUR

A pre-submittal meeting will be held on at _____ a.m. on _____, _____, 2008 at the Central Library. Attendance at this meeting is not required of proposers, but is highly recommended. Those participants who choose to take the tour of the Central Library should ensure that they have any engineers, structural engineers or other development team members present so that they may review the existing structural condition to their satisfaction. All questions and answers from this meeting will be distributed in written format following the meeting.

All questions that are raised outside of the pre-submittal meeting must be submitted in written format. No questions will be answered that are not submitted in written format. All questions that are submitted in writing will be answered in writing, with both the question and answer being made available to all parties who have indicated interest in responding to this RFP. Responses to questions will also be posted to the project website, shown below. Written questions should be directed to:

Donald S. Marx, Manager
Office of Real Estate Services
215 Martin Luther King Jr. Blvd.
P.O. Box 2983
Madison, WI 53701
E-mail: dmarx@cityofmadison.com
Phone: 608.267.8717
Fax: 608.267.8739

NOTE: All applicable State of Wisconsin Open Records laws apply to any and all written questions that are submitted to staff.

13. SUBMISSION OF PROPOSALS AND PROPOSAL DEADLINE

Proposals must be submitted in sealed envelopes or boxes as per requirements identified in the "Proposal Selection Requirements" portion of this RFP by **1:00 PM on Monday, _____, 2008**, to:

Donald S. Marx, Manager
Office of Real Estate Services
Room LL-100
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701-2985

Ten (10) copies of the proposal shall be submitted, along with a complete Word or PDF document containing the response on a CD in a sealed box or envelope. All graphic images included in the response shall be included on the CD.

Proposal submissions should be organized in an 8.5" x 11" format with tabled sections corresponding to the Submission Requirements listed in the "Proposal Submission Requirements" Section of this RFP. Any images, site plans, elevations, cross-sections, etc. should be in scalable format and put on sheets no larger than 11" x 17".

Late responses will not be accepted and will be returned unopened.

14. REVIEW OF PROPOSALS AND SELECTION OF PROPOSAL

After the proposal deadline, the City of Madison's Office of Real Estate Services will review all submitted proposals to ensure they meet with the Proposal Submission Requirements outlined in this FRP. Failure to meet the Submission Requirements may constitute a basis to eliminate that proposal from further consideration. The City may request additional information from a proposer or all proposers following review of the submitted proposals. The City may at its discretion, waive any non-conformity or take any other action or fail to take any action, as contemplated by the Disclosure and Disclaimer.

Following this review process, all proposals that meet the Submission Requirements will be forwarded to the Committee. The Committee will evaluate the proposals based upon the Evaluation Criteria identified in this Request for Proposals. The Committee may conduct interviews with each developer submitting a proposal. During these interviews, the technical and financial aspects of the proposals may be explored. Developers will have an opportunity to clarify their proposals as well as to advise the Committee of any additional factors, which they may deem as relevant.

The Development Agreement terms and conditions will be negotiated with the selected developer. The terms and conditions of any Development Agreement will require Common Council approval. All Development Agreements between the developer and the City will be subject to approval by the Common Council. Development Agreements are not binding until they are approved by the Common Council and executed by all parties. Development teams excluded from further consideration at any time in the evaluation and selection process will be notified in writing.

The City reserves the right to reject any or all responses, to waive any informalities on the RFP process, or to cancel in whole or in part this RFP if it is in the best interests of the City to do so.

The City of Madison is not liable for any cost incurred by proposers in replying to this RFP.

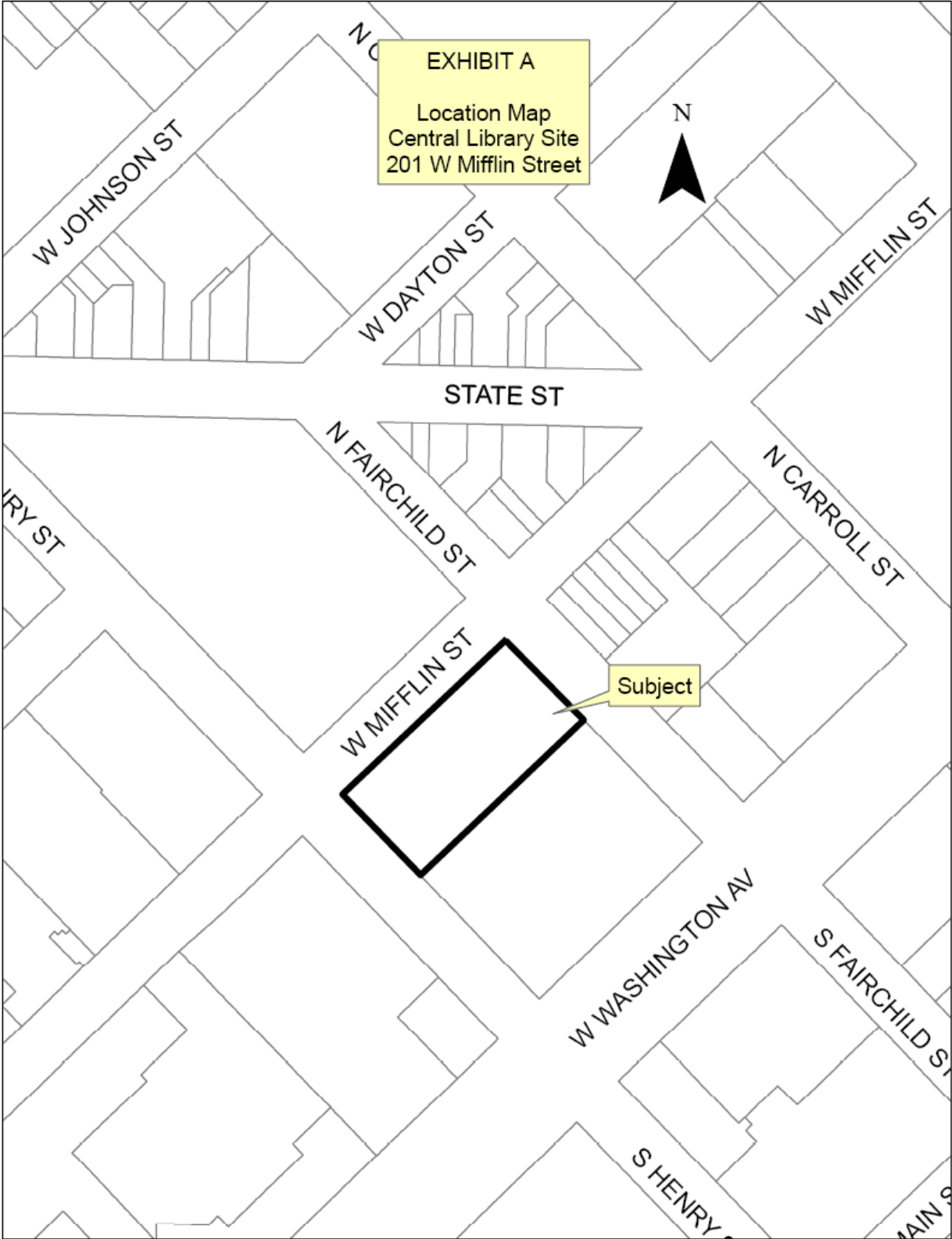


EXHIBIT B: BASE BUILDING CONSIDERATIONS

This RFP provides for the possibility of either a condominium or a stand-alone single user development. The following considerations are provided as a guideline for the proposer in preparing a description of the proposed development. Some of the following considerations may not be applicable given the specific type of development proposed. The proposer should articulate how the following considerations will be addressed and whether or not they will be included as part of “grey box” construction. The proposer should provide a detailed description of all “grey box” construction items.

General

- Space for Central Library public activity areas, collections, performance/meeting venues; small group study/conference rooms; technology centers and technology support areas, public spaces and administrative offices
- A substantial street presence to provide a clear, convenient, symbolically significant identifiable, separate Central Library main entrance with exterior signage.
- Glazing on the first floor street level to highlight the activities occurring within the Central Library and engage the public at street level.
- Delivery and Loading dock sufficient to accommodate an 18-wheel truck and at least one complete palette at a time
- Walk-up book drop.
- Dedicated public, staff and freight elevators
- Central Library staff parking for eight vehicles.
- Public Central Library parking with access for after hours use
- Availability of adjacent square footage for future expansion of the Central Library.

Infrastructure for Mechanical Systems

- Provide natural gas meter service for future connection to a dedicated, stand alone HVAC system for the new Central Library. The systems shall be designed in accordance with current codes and requirements and incorporate industry recognized design features recommended for Library environments and energy efficient sustainable design for achieving LEED-CI Silver certification.

Electrical System

- The Electrical System for the new Central Library shall provide services for lighting, power, signal and tele-data communication systems in accordance with current codes and requirements. The systems shall incorporate industry recognized design features recommended for Library environments and energy efficient sustainable design for achieving LEED-CI Silver certification. Based on input from Owner representatives and recommendations, minimum requirements or standards may be exceeded.

- Provide dedicated electrical systems for the new Central Library lighting, power, signal and tele-data communication systems in accordance with current codes and to meet the Central Library's requirements. The systems shall incorporate industry recognized design features recommended for library environments and energy efficient sustainable design for achieving LEED-CI Silver certification.
- Provide dedicated, separately metered, underground secondary electrical service(s) at 480Y/277 volts, 3-phase, 4-wire from the local power utility within a dedicated, fire rated electrical room.
- Provide dedicated, on-site source of emergency power to supply life safety, legally required and Central Library optional standby system loads with 25% future growth capacity.
- Provide a secured and dedicated main telecommunications room furnished and installed with a dedicated branch panel served by both normal and emergency power and provisions for utility service entrances from at least two separate service providers.
- Install a fiber optic distribution system, in addition to broadband premise distribution system, etc. with bandwidth capacities suitable for multiple, simultaneous streaming video and gaming as well as other miscellaneous data communications.
- Provide outlets, conduit, cable tray, cabling and terminations for voice, data, and security systems.
- Install a fiber optic distribution system, in addition to broadband premise distribution system, etc. with bandwidth capacities suitable for multiple, simultaneous streaming video and gaming as well as other miscellaneous data communications.
- Wireless LAN (Wi-Fi) coverage will be provided throughout the building to allow un-tethered access to Network services. A Server Room will be required to host File/Applications Servers.
- An engine driven generator, with transfer switching, shall provide backup power for the emergency systems. Building fire alarm, security, exit and egress lighting shall be connected to the generator system in accordance with all applicable codes. Legally required and optional standby mechanical equipment shall be connected to the generator system to avoid building freeze-up or flooding.
- Provide a centralized UPS system and conditioned Power Distribution Units (PDU's) for the Library's main telecommunications room/central data center facilities. The centralized UPS system shall be supplied by both normal utility power and a new emergency generator distribution system.
- Provide design and construction of a complete Multiplex/Intelligent Fire Alarm System, with zone selective One Way Voice Communications, and firefighters two-way communication within the facility. The complete installation shall be done in accordance with all applicable state and local ordinances and the manufacturer's recommendations.
- Emergency lighting shall be powered by circuits from a new emergency (generator) distribution system.

Structural

- A minimum structural column spacing of 30'-0" o.c. for optimum Central Library operations and planning.
- A slab loading capacity of 150 psf.
- Adequate floor-to-floor heights (from 16' to 20') to accommodate pressurized 18- 24" raised concrete floor system.
- Provide increased slab loading capacity to accommodate approximately 10,000 square feet of compact shelving.

Sustainable Features

- LEED certification: a Silver level designation is desired. City ordinances will require design to this minimum standard after July 1, 2008, following the U.S. Green Building Council's LEED for Commercial Interiors (LEED-CI) Rating System.
- Potential installation of geo-exchange field or pre-conditioning of air.
- Daylight penetration into the building
- Pressurized raised floor system for distribution of electrical, mechanical and telecommunications systems.

Mechanical Systems

The Central Library shall be heated, cooled and ventilated by stand-alone systems dedicated to serving the Central Library independent of all other systems in the development unless specifically indicated otherwise and approved by the City. The systems shall be designed in accordance with current codes and requirements and incorporate industry recognized design features recommended for library environments and energy efficient sustainable design for achieving LEED-CI Silver certification. Based on input from Owner representatives and recommendations, minimum requirements or standards may be exceeded.

It is recommended that heating will be provided by a hot water heating system using high efficiency condensing type natural gas fired boilers. Heating hot water will be circulated throughout the library to air handling unit heating coils and various heating terminal units. The system will include redundant boiler capacity and redundant pumps. Should a central hot water heating system be available from the development, hot water from the central plant could be used to serve the library in place of the dedicated boilers and/or pumps.

Cooling is recommended to be provided with a chilled water cooling system using an outdoor air cooled chiller. Chilled water will be circulated through the library to air handling unit cooling coils and various cooling terminal units. Should a central chilled water cooling system be available from the development, chilled water from the central plant could be used to serve the Central Library in place of the dedicated chiller and/or pumps.

Supply ventilation air for heating and cooling will be provided by modular indoor central station air handling units. The air handling units will consist of double wall insulated construction housing supply and return fans, hot water heating and chilled water cooling coils, self generating humidifiers, MERV 7 pre-filters, MERV 14 final filters and mixing dampers.

Exhaust ventilation will be provided with roof mounted power roof exhaust fans for all general and toilet exhaust required.

The HVAC system serving the Central Library will include a state of the art direct digital control (DDC) system to control and manage the operation of systems. The DDC system will include full system graphics for easy user interface.