

Flint, SR #2009-0171-RFP
Questions & Answers
May 4, 2009

Q. Will a location outside the preferred boundaries such as Vienna Rd, Clio, be considered for the proposed site?

A. No, the proposed boundaries were picked for a specific group of clients who also rely on bus lines to deliver them to the site.

Q. How much less than 45,000 sf will they look at?

A. The Department is looking for at least 45,000 square feet to fulfill the need to hire additional employees to meet their current program needs.

Q. In the open office area are they all cubicles?

A. Yes, typically

Q. What type of survey is needed?

A. Site survey, land easements etc.

Q. And what time is the survey needed?

A. Either at the time of submittal, if available or upon request if your site is chosen.

Q. Can we use rooftop mechanicals?

A. Yes

Q. When does an environmental need to be submitted?

A. Phase I if available or within one week if your site is chosen, depending upon the Phase I report, a Phase II or a complete report may be required

Q. Do you prefer one or two story building?

A. One story is preferred

Q. Can we make changes on the land contract?

A. You will have to have complete control of the property, with a registered recorded warrantee deed to submit for approval

Q. What does it mean lump sum cost included in 1st month payment?

A. If there were costs involved due to construction change or during the build out that was requested by the department which was over and above your lease costs, and if those costs were approved by Director's agenda or by the State Ad Board through a change order, signed by the Lessor, the Department and the Real Estate Director, those additional costs would be included with the first months rent.

Q. What is hotel space?

A. This is space set up within an office with several different computer terminals and work spaces so that staff can use the space either on a temporary basis, or may use this space when visiting the site.

Q. How long does it take to get an approval after it is submitted?

A. It could take up to three (3) months, after the Lease has been written and approved by you, the Landlord.