



REQUEST FOR PROPOSALS

DEPARTMENT OF EDUCATION – OAKFIELD TOWNSHIP, KENT COUNTY

SR #2010-0380

QUESTIONS AND ANSWERS

QUESTION #1: Within the sample agreement it states that our evaluation forms must be approved by the board of education. Our consequences are that we are in a breach of contract. If and when the state does not follow through with providing the approved forms. What are the consequences.

RESPONSE: The consequences of being in a breach of the leasing agreement could include termination of that agreement as provided therein.

QUESTION #2: The sample agreement is presented in a manor of a sample agreement, however it contains verbiage and wording such as "camp-T must... or the Tenant will.." we need to know whether the contents are requirements or simply examples

RESPONSE: The example leasing agreement and its attachments A-E are offered for demonstration purposes. However, a final leasing agreement will probably look very similar in several key respects. Where the sample agreement calls for the tenant to do something specific, chances are that will remain the expectation of the State as the Landlord in a final agreement. Section II.2 of the RFP states that "Exceptions or alterations to that Month-to-Month Agreement may have an impact on the recommendation." "The State of Michigan reserves the right to make further modifications to the leasing document to accurately reflect final business terms agreed to by the parties."

QUESTION #3: There is a need for an activity field for providing a space for running and goal type sports like Goal Ball and similar sports. There is a field west of the Perch Lane gate which could be graded and seeded that would make a suitable place where blind children could run and hold athletic games in a safe and open environment. Our question is whether the Department could make improvements in this space or another similar space roughly the size of a football field to hold these described activities?

RESPONSE: The State of Michigan, though its Departments of Education and its Department of Technology, Management and Budget would be willing to entertain specific proposals for physical improvements at Camp Tuhsmehta at the expense of the tenant or using other funding secured by the tenant. Any such physical improvements would need to be approved by the State and designed and built to State standards.

Those improvements would become the property of the State as discussed in Section 7 of the example leasing agreement.

QUESTION #4: There is not presently a space in the dining room in White Pine Lodge to have a suitable hot drink station. Would the Department be willing to build a minimum 6 foot counter with under counter storage with water and electrical service?

RESPONSE: Please refer to the response for Question #3 above.

QUESTION #5: It is presently necessary to either carry water or run hoses across the road area to get water to the garden during dry weather. To create a more efficient and usable area, a permanent water source in the garden area is needed. The question is whether the Department is willing to either connect to an existing water source or drive a point to ground water level and provide onsite water through a pump?

RESPONSE: Please refer to the response for Question #3 above.

QUESTION #6: For many years, since the remodeling of White Pine Lodge to create a Dining room area, there has been a need for door closers on the male and female bathroom facilities. The male bathroom is just a few feet from where diners eat. It would be aesthetically and possibly a health consideration improvement to assure the doors is closed when meals are being served. The question: Is the Department willing to install door closures on the male and female bathrooms in white Pine Lodge?

RESPONSE: The Department of Education will investigate this possible health and safety issue and take any corrective action necessary on its own. The Department of Education will advise the tenant of the conclusions of that investigation and of any improvements made. Thank you for reporting it.

QUESTION #7: Is the Department willing to partially or fully support the actual costs of operating Camp Tuhsmebeta from Trust fund revenues?

RESPONSE: It would be up to the tenant to provide funding as needed to meet the tenant's obligations as discussed in Section 5 of the sample agreement. The Department of Education reserves the right to meet its obligations as discussed in Section 4 of the sample agreement using the various funds at its disposal for those purposes as it deems necessary and appropriate.

QUESTION #8: Would the Department be willing to enter into a month-to-month lease until a multi-year lease can be negotiated?

RESPONSE: The first paragraph of the "Lease of State-Owned Space Proposal" form to be submitted by bidders states:

This proposal is to lease the subject premises described below for an initial month-to-month term lasting up to twelve (12) months with an "either party" thirty (30) day cancellation option and with the other terms contained in the State's request for Proposals (RFP) and attachments thereto. This initial term is designed as a trial period.

If, at any time during that trial, the parties agree that their experience in this leasing agreement has been mutually rewarding and successful, the State may offer the Lessee/Tenant a longer term lease for the subject premises with similar terms and minimum rent, subject to the same approvals as described in the initial Request for Proposals.