



Request for Proposal (RFP)
Michigan Department of Technology, Management & Budget (DTMB)
for
MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) – Ann Arbor/Ypsilanti, MI
SR #2012-0054

Questions & Answers
October 1, 2012

- Q.** Is a single use building required wherein there are no other tenants and the Lessee is the sole tenant?
- A.** **No**
- Q.** Are there Labor Rate requirements for the "build out" of an *existing facility* such as Davis Bacon or related?
- A.** **No**
- Q.** If not will the Labor Rates paid be at the discretion of the Lessor and subcontractors?
- A.** **Yes**
- Q.** Assuming the Lessor meets all obligations of the lease and is not in default; please confirm that the Lessee "cancellation" rights are available to the Lessee *anytime throughout the lease* and not limited to the after the firm term only?
- A.** **The Lessee will be able to cancel the lease at anytime with a 90 days written notice.**
- Q.** Assuming the Lessor is not in default and if the Lessee can cancel at any time within the lease; will the Lessee pay a termination fee in the event of early termination?
- A.** **No**
- Q.** Please confirm "existing buildings" will not need to comply with LEED standards as described in the RFP item III.4?
- A.** **LEED standards are not required in an existing building.**

Q. If LEED is required for an *existing facility* that is offered; please confirm the LEED level that must be met as again it is contradicted in the DTMB sections noted above.

A. Not Applicable

Q. At the time of initial Offer submission is the Lessor required to fill in the blank areas within the sections described above (Section 2.1 - 2.6 and 5.3 - 5.5)?

A. No. The draft of the lease will be filled in and provided to the awarded Lessor

Q. In the event of an assignment or sublet by the State of Michigan, in part or in full (sf), wherein utility costs and or fully serviced lease costs are affected; will the Lessor have the ability to reassess cost increases or decreases based on the assignment / sublet action and modify the Lease Rate?

A. Only with the full written approval of the State of Michigan prior to this potential action taking place.

Q. In the event RE Taxes increase or decrease over the term of the lease can the lease rate be modified?

A. No. The preference is a full service lease with taxes included in the rental rate.

Q. If the offered space is in an *existing building*; please confirm a raised access floor system for HVAC and related MEP systems is not required?

A. There is a preference for a raised floor but it is not required.

Q. If the offered space is in an *existing building*, please confirm that a flat roof will be acceptable?

A. A flat roof is acceptable although not preferred.

Q. If a flat roof is not acceptable what is the minimal slope required?

A. Not applicable

Q. Please confirm the minimum and maximum ceiling heights that are acceptable?

A. No established requirements unless required by local code

Q. Are there any areas in the building that require a raised platform and if so does the minimum ceiling height standard have to be maintained in those areas?

A. No

Q. A Fire Alarm is required - is a sprinkler system required if code does not require one?

A. **No**

Q. Is a Generator required?

A. **No**

Q. If so does it's fuel source have to be oil or can it be natural gas?

A. **Not applicable**

Q. Is a UPS (Uninterrupted Power Supply) required for systems other than Life Safety?

A. **No**