



Request for Proposal (RFP)
Michigan Department of Technology, Management and Budget (DTMB)
for
DEPARTMENT OF HUMAN SERVICES (DHS) – KALAMAZOO, KALAMAZOO COUNTY
SR #2015-0120

Questions & Answers
March 13, 2015

Q. Will the State consider a termination fee equal to the unamortized costs of new construction if it were to exercise its termination option prior to the end of the full original term?

A. Please see the amended cancellation language posted in II.6 of the RFP on March 5, 2015.

Q. Under any circumstance, will the State consider a firm term? If yes what are those terms?

A. No, however, please see the amended cancellation language posted in II.6 of the RFP on March 5, 2015.

Q. Under any circumstances, will the State consider a cancellation with notice periods greater than 90 days? If yes, what are those circumstances?

A. Please see the amended cancellation language posted in II.6 of the RFP on March 5, 2015.

Q. What was the total annual occupancy costs (Rent + Expenses + Utilities) for the current facility for calendar year 2014?

A. The total annual occupancy costs at the current facilities in 2014 were \$15.24 to \$18.93 per square foot.

Q. Has the State been provided with terms for renewing at the current facility, and if so, what are those terms?

A. Terms have not been provided for renewing at the current facility, however, the current Lessor may respond with a proposal to this RFP.

Q. Has the State ever exercised its 90 day cancellation option prior to the expiration of the original term of the lease for new construction in the last 10-years? If yes, what were the circumstances surrounding that?

A. Please see the amended cancellation language posted in II.6 of the RFP on March 5, 2015.

Q. Has the State received any unsolicited offers within the last 12 months for a facility to house this use in this region? If yes, what was the location and what were the terms offered.

A. The State has not received any unsolicited offers within the last 12 months for a facility for this use, in this region.

Q. Would you consider a single story and/or multi-story building? Does “ground floor” indicate that all 59,203-60,300 square feet of office space needs to be located on a single floor at ground level.

A. A single story building is preferred with all 59,203-60,300 square feet of usable office space located on the ground floor, however, the State does reserve the right to consider alternate proposals.

Q. If multi-story: What is the minimum footprint you’d consider each floor?

A. A site plan would need to be evaluated to determine if a specific location can meet the operational needs of the Department. A single story building is preferred.

Q. Are there specifications available for this particular building (in addition to the standard State of Michigan Minimum Design Standards)? For example, requirements about the number and size of windows in the space?

A. All specifications and standards can be found at www.michigan.gov/dtmb-realestate and include: SOM Building Design Standards, DHS specific Building Design Standards, Office Tenant Fit-out Standards, IT Standards, and the DHS Programming document.

Q. Are there any co-tenants or adjacent facilities that would be preferred for this particular use?

A. No, however, DHS provides services to families and children and will consider any co-tenants or adjacent facilities to ensure a potential space can meet their operational needs.

Q. Are there examples of similar facilities already built or occupied in other counties?

A. DHS has offices in every county. Facilities vary in each county depending upon the specific programs and operational needs in each county. Because facilities vary by county, examples are not available.

Q. Is the State firm on the square footage requirements?

A. 59,203-60,300 square feet of usable office space is required. The State reserves the right to increase or decrease this requirement by 10%.