



Request for Proposal (RFP)
Michigan Department of Technology, Management and Budget (DTMB)
for
DEPARTMENT OF TRANSPORTATION (MDOT) – Saginaw, MI
SR #2012-0055

Questions & Answers
January 9, 2012

DEVELOPER QUESTIONS

Q. We will bid as requested including an allowance for utilities but prefer not to pay for the consumption of some major expenses over which we have no control. This is especially true for shop areas with multiple 16' OH doors. Can we make this stipulation?

A. The preferred rental rate is full service. However, if it is more economically beneficial for the State a modified rental rate will be considered.

Q. Will the State give us 6 months notice of their intention to exercise their option to extend the lease rather than the 30 days stated?

A. This is a possibility that may be considered.

Q. Giving the State the option to purchase the building anytime after the first year of the lease is acceptable but using the appraisal process as indicated is not fair to the developer. I have not seen a building appraise for its cost in many years here in Mid Michigan. There needs to be a different formula or process.

A. A new procedure may be considered.

Q. Is janitorial provided during or after business hours? What responsibilities are involved with the janitorial in the shop area? Damp mopping the entire thing how many times per week?

A. Preference would be to provide janitorial after hours. Mopping will not be required in the shop area.

ARCHITECTURAL QUESTIONS

Q. Space allocation does not include wall area, circulation area, mechanical, electrical or custodial room. Are the square footages listed the maximum MDOT wants to lease or is there flexibility to add area as required to add functions?

A. Required square footages include all wall areas, circulation, mechanical, electrical, etc.

Q. Bullet resistant glass is mentioned. Is this required for this project?

A. Bullet resistant is not required, unless new construction.

Q. Is LEED Silver level acceptable for this project?

A. LEED Silver is not required, unless new construction.

Q. Are 16' high or 16' wide doors required at (5) locations for bucket trucks?

A. 16' high by 15' wide is minimum requirement.

Q. What quantity of truck traffic will be at the site? Any semi-tractor trailers?

A. Semi-tractor trailers will be making deliveries, but very rarely.

Q. What is size of bucket trucks? Width, height, length.

A. 8' wide, 11' tall and 22' long

Q. What is size of regional soils rig? Width, height, length

A. 8' wide, 10' tall and approximately 18' long

Q. Are there any other vehicles or trailers to be stored inside?

A. No other vehicles will be stored inside.

Q. Is there a preferred configuration for garage access? Drive-thru?

A. Standard garage configuration is fine. Drive-thru is not required.

ESTIMATOR/CONSTRUCTION QUESTIONS

Q. What are the physical requirements for the lab space? Are there any special requirements?

A. Roughly, 1000-1500 sq. ft. for materials lab; this requires water supply and overhead ventilation.

Q. What is the clear height requirement for the warehouse area?

A. About 20', but will review an existing structure.

Q. What is the height requirement of the overhead doors?

A. 15'

Q. What is the minimum lighting intensity for the parking lot?

A. 1' candle minimum

Q. How many flag poles are required?

A. One flag pole is required.

Q. What are the M,E,P requirements for the warehouse area?

A. Heated warehouse space is preferred. Electrical and plumbing requirements will be determined upon review of space.

Q. Will a raised access floor be required for the entire office area?

A. No raised floor.

Q. Is a loading dock with dock levelers, etc...required for this building?

A. A loading dock is not required.

Q. Coiling doors are specified; are sectional doors acceptable?

A. A coiling door is not normal for MDOT space requirements. The preference is insulated panel (sectional) doors.

Q. Is corrosion protection required for exposed steel if a pre-engineered steel building is utilized?

A. A pre-engineered steel building is not preferred. No rusted buildings.

Q. Number, size and location of:

- **Marker Boards?**
- **Operable partitions?**
- **Projection screens?**

A. These requirements will be determined based on the facility layout provided. Preferably one marker board and projection screen per conference room.