



STATE OF WISCONSIN  
DEPARTMENT OF ADMINISTRATION

Scott Walker, Governor  
Ellen Nowak, Secretary  
John Klenke, Division Administrator

July 27, 2018

Bradley Hutter  
MIG Commercial Real Estate, LLC  
3001 West Beltline Highway, Suite 202  
Madison, WI 53713  
**Sent via email**

Re: Department of Corrections RFI 410-700

Dear Mr. Hutter:

It is the intention of the Department of Administration (DOA) to negotiate a full-service gross lease contract with MIG Commercial Real Estate, LLC for existing office facilities located at 3099 East Washington Avenue, Madison, WI, for the Department of Corrections in accordance with the Request for Information (RFI) referenced above.

The State of Wisconsin desires to enter into a full-service gross lease contract whereby all operating expenses are included in the gross rental rate, including real estate taxes, parking, utilities, in-suite janitorial, common area maintenance charges, and tenant improvement amortization. The premises would be provided in turnkey condition including all necessary tenant improvements.

This letter is the notice of intent to award a full-service gross lease contract and does not constitute a contractual commitment. If a contractual agreement cannot be reached during negotiations, the DOA reserves the right to end negotiations and move to the next qualified proposer.

Sincerely,

John L. Klenke  
Administrator, Division of Facilities Development and Management