

**STATE OF WISCONSIN, DEPARTMENT OF ADMINISTRATION (DOA)
PROPOSER'S QUESTIONS AND DOA RESPONSES - RFP No. 505-008**

	RFP Section/ Appendix No.	Page No.	Request for Clarification and/or Question
Question #1	IV, B 1-b	7	Does the State require that all buildings be removed from the site prior to closing?
Answer #1			Pursuant to the RFP, the State wishes to purchase land upon which a new State Office Building can be constructed. The site/land should be completely vacant, with all improvements removed and be construction ready, prior to closing. The closing date may be based in part upon the time necessary to complete any required demolition.
Question #2	IV, B 1-b	7	Does the State require that all structures other than buildings be removed from the site prior to closing?
Answer #2			Yes. See Answer #1 above.
Question #3	IV, B 1-b	7	If demolition is required, may the work be completed after receiving approval from the State of Wisconsin Building Commission and before closing?
Answer #3			The successful proposer will be provided with a <u>contingent</u> Offer to Purchase (OTP). Contingencies will include State Building Commission (SBC) approval, completion of demolition of all improvements (if applicable) and other contingencies, as necessary. If demolition is required, the commencement of such activities will be at the full discretion of the Seller. However, completion of demolition must not be later than the date of closing. The closing date may be based in part upon the time necessary to complete any required demolition.
Question #4	IV, B 1-b	7	Does the State plan to initiate environmental, traffic, geotechnical, stormwater management and/or any other studies, the cost of which will be the responsibility of the proposer?
Answer #4			Any studies and tests initiated by the State will be at the State's sole cost. Any studies and tests initiated by Proposers, will be at Proposer's sole cost. In addition, all Proposers must comply with the requirements contained in Appendix 1, Paragraph 5, Property Environmental Matters.
Question #5	IV, B 1-b	7	If the State initiates such studies, will that happen after the State of Wisconsin Building Commission approval?
Answer #5			Any studies/testing initiated by the State could occur before and/or after SBC approval.
Question #6	IV, B 1-b	7	If the State will require the proposer to initiate such studies, how will the contractors be chosen, how will the scope/specifications of the studies be determined, and when will those studies be initiated?
Answer #6			The State will contract directly with the appropriate service providers for any studies and/or testing it initiates. The timing of such studies/timing is currently unknown.