

# STATE OF WISCONSIN, DEPARTMENT OF ADMINISTRATION (DOA)

## PROPOSER'S QUESTIONS AND DOA RESPONSES - RFI No. 505-082

**Question 1:** Would you consider a lease with a 10-year firm term? Or any firm term greater than 5 years?

**Answer 1:** This RFI was posted to gauge interest in the project. A cost for a 5-year term is requested. You may provide a cost for a 10-year or additional terms for consideration with your response.

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**Question 2:** Is preference given to Wisconsin based lessor?

**Answer 2:** No.

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**Question 3:** In review of the standard lease template – is there a separate document to outline Section 28 – Miscellaneous Provisions?

**Answer 3:** No, this is added if needed for unique provisions that come up during negotiations.

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**Question 4:** Could you provide a score card or factors for evaluation of award?

**Answer 4:** This will be provided with the posting of the RFP.

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**Question 5:** Is there a program adjacency guide for tenants? Any tenants that are preferred first floor or second floor?

**Answer 5:** Yes, more detailed tenant needs will be provided when an RFP is posted. The State will be looking for public access counters (DMV, DMA and a portion of DOR) to be on the first floor. As well as Hearing Room and possibly a Job Center hub.

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**Question 6:** I've been reviewing the RFI for the 27<sup>th</sup> Street project and I'm interesting in responding but what's holding me back is the lease terms for the State. Due to this new project being a build to suit and the state of the office market, it will be difficult if not impossible to get any financing with the term only being 5 years. Is the State open to responding to the RFI with the minimum terms that we would be open to or is that change a non starter? Thanks.

**Answer 6:** This RFI was posted to gauge interest in the project. A cost for a 5-year term is requested. You may provide a cost for a 10-year or additional terms for consideration with your response.