

STATE OF WISCONSIN, DEPARTMENT OF ADMINISTRATION (DOA)
PROPOSER'S QUESTIONS AND DOA RESPONSES - RFP No. 395-087

Page 1 of 4

	RFP Related Section(s)	Page No.	Request for Clarification and/or Questions & DOA Answers
Question #1	Section II/Appendix C	4	If a building does not meet all of the specifications outlined in the RFP, will the DOA/DFTS notify the Proposer which Variances are non-negotiable and need to be updated or modified in order to be awarded the Lease?
Answer #1			Proposals and the respective facilities that have been "short-listed" for further consideration are likely to receive notice of any required or necessary improvements in accordance to Section II C. of the RFP.
Question #2	Section II	13	Is it acceptable for restrooms (including gender neutral) and lactation room to be common to the building/shared with other tenants?
Answer #2			Dedicated restrooms and lactation room are preferred.
Question #3	Section III	14	If private offices are substituted for workstations, what furniture would be required within said offices?
Answer #3			Desk and adequate shelving/storage as would be provided for a workstation.

STATE OF WISCONSIN, DEPARTMENT OF ADMINISTRATION (DOA)
PROPOSER'S QUESTIONS AND DOA RESPONSES - RFP No. 395-087

Page 2 of 4

	RFP Related Section(s)	Page No.	Request for Clarification and/or Questions & DOA Answers
Question #4	Overview	3	Will you consider a property that is located right on the border of Milwaukee and Waukesha Counties? (it's the same building previously occupied by DOT during the Hwy 45 reconstruction project...)
Answer #4			Consideration will be given to Proposer's properties that meet the building requirements detailed in the appendices and are located within the Mandatory Area Map (Exhibit A) provided in the RFP. Closer proximity to the center of the corridor will be given preference.
Question #5	Section III	14	Who retains the furniture after the lease term?
Answer #5			The Lessor.
Question #6	Section III	14	In the event the proposed premises is on an upper floor in a multi-tenant building, is the preference for storage spaces to be on the first floor/not contiguous to the office space?
Answer #6			First floor storage is preferred.

STATE OF WISCONSIN, DEPARTMENT OF ADMINISTRATION (DOA)
PROPOSER'S QUESTIONS AND DOA RESPONSES - RFP No. 395-087
Page 3 of 4

	RFP Related Section(s)	Page No.	Request for Clarification and/or Questions & DOA Answers
Question #7	Section III	14	The RFP mentions workstations but does not specifically include task chairs. Are these to be included?
Answer #7			Task/desk stations chairs will be provided by the lessee.
Question #8	Appendices	10	What vendors need access, how often and why?
Answer #8			Access is required for both internal and external vendors as needed and reasonable in order to set up internet/network, key card/door access, printers, A/V, etc.
Question #9	Appendices	7	Who will be paying the rent?
Answer #9			Rent will be paid by the State of Wisconsin, Department of Transportation.

STATE OF WISCONSIN, DEPARTMENT OF ADMINISTRATION (DOA)
PROPOSER'S QUESTIONS AND DOA RESPONSES - RFP No. 395-087

Page 4 of 4

	RFP Related Section(s)	Page No.	Request for Clarification and/or Questions & DOA Answers
Question #10	Section III	7	Is furniture expected or should it be included in a bid if it's not existing at the location? Is new furniture required?
Answer #10			Furniture described in the RFP is expected and should be included in the proposal.
Question #11	Section I	3	Will a broker be involved on behalf of DOT? What fees will be paid?
Answer #11			No broker shall be representing the DOT nor the DOA. The State of Wisconsin will not pay fees nor commissions to a broker.

Posted May 7, 2025