

<u>Question #</u>	<u>RFP Section/ Appendix Number</u>	<u>Page Number</u>	<u>Question</u>	<u>Answer</u>
1	7	49	Would State DOA consider triple net and gross lease options to be presented?	Only Gross lease terms and conditions will be considered
2	7	49	Has the State DOA approved appropriations for a 10 year gross lease or a 10 year gross lease and all three 5 year renewal options?	Lessee's will be state agencies moving from the current Milwaukee state office building. The process for funding agency leased space will not change.
3	7	49	If we do not propose on the exact stated initial lease term and extensions (renewal options), would we be eliminated from consideration?	All proposals received by the due date and time will be reviewed and weighted against the others.
4	III. Proposal and Submittal Requirements A. Submission	8	1/8" plans do not fit on a 11x17 sheet. Is it ok to submit plans in electronic copy only?	One electronic copy of proposals will be accepted
5	III. Proposal and Submittal Requirements B. Format	9	Confirming timing of hard copy and electronic submissions. Are both due by 2 pm on March 14, 2025?	Proposals are due by 2:00 pm on March 14th 2025
6	IV. Other Considerations and Reservations 2. Minority Owned Business and Disabled Veteran Owned Business	12	What levels of MBE/VBE are you looking for?	The level is up to the proposer to determine, all proposals will be weighted against the others.
7	B. Site and Building Criteria 1. Site and Infrastructure	16	Please define 'Class A' landscaping?	"Class A" refers to Class A office space. Examples pertaining to may be; focus on aesthetics, clear pathways, well-maintained greenery, variation, subtle design elements that complement a buildings architecture ect..
8	B. Site and Building Criteria 2. Facility Overview	17	Can the freight elevator count as a passenger elevator or is it independent from the 2 public ones?	The freight elevator should be independent of the passenger elevator but it should be capable of carrying passengers, a better term may be "Service Elevator".
9	C. General Construction Criteria 2. Dimensions	20	Is 9'-0" clear height required everywhere or can we dip below in some areas due to constraints?	9'-0" minimum clear height shall be maintained.
10	(blank)	(blank)	Are exterior rooftop mechanicals permissible or will interior mechanical space be required?	This can be determined by the Proposer
11	(blank)	(blank)	Are there any other pre-existing/below grade, etc., site issues that can be disclosed?	See posted project plans #18C2E - Milwaukee State Office Building Site Abatement and Demolition.
12	(blank)	(blank)	Can the State confirm the extent of site demo completed on the parcel? IE, how deep were the existing foundations demolished, were utilities removed or abandoned in place, etc.	See posted project plans #18C2E - Milwaukee State Office Building Site Abatement and Demolition.
13	III. Proposal and Submittal Requirements D. Content of Proposal 4. Concept and Design for the Milwaukee Property	11	What exactly do you suspect the LEED Sustainability to be?	Proposers are encouraged to adopt the Wisconsin Département of Administration Sustainability Guidelines posted with this response.

14	III. Proposal and Submittal Requirements D. Content of Proposal 4. Concept and Design for the Milwaukee Property	11	Are there guidelines for defining sustainability? Is there an expectation of certification (with commissioning)? Are there benchmarks defined?	Proposers are encouraged to adopt the Wisconsin Département of Administration Sustainability Guidelines posted with this response.
15	III. Proposal and Submittal Requirements D. Content of Proposal 4. Concept and Design for the Milwaukee Property	11	For required renderings of 'Proposed Space and Common Areas', what is the expectation for which 'proposed spaces' to include for required renderings?	See RFP Page 11 Item 4
16	III. Proposal and Submittal Requirements D. Content of Proposal 5. Implementation Strategy, Budget and Schedule	11	What's the developer's portion of scope for the Community Outreach Campaign?	The Developer will be responsible for any and all Community Outreach that may or may not be required for any and all permitting requirements.
17	(blank)	(blank)	Is this project in an Opportunity Zone?	This is likely a City program, Proposers should check with the City of Milwaukee
18	(blank)	(blank)	Is this project funded in the next budget?	Lessee's will be state agencies moving from the current Milwaukee state office building. The process for funding agency leased space will not change.
19	Appendix 1 - Technical Specifications and Design Guidelines B. Site and Building Criteria 1. Site and Infrastructure	15, 43	Is Protected Parking for bicycles, motorcycles, mopeds for public or for State employees or both?	For State Employees Only
20	Appendix 1 - Technical Specifications and Design Guidelines B. Site and Building Criteria 1. Site and Infrastructure	15, 16, 43	What is the expectation for a 'parking solution with acceptable separation and security'. - card access gate, fully enclosed structure, or....?	Proposers should offer solutions they believe work best for their overall project concept / design
21	1. Project Overview C. Project Components 2. Construct New Parking Structure and Related Surface Lot(s)	5, 43	The 300 stalls suggests to accommodate employees, visitors and tenant parking. The program seems to identify 279 employees total on site daily leaving 21 stalls for all visitors/tenants. Does the State have an expectation that additional parking would be accommodated off site via street or adjacent lots to meet the 300 stall requirement? Is there an assumed population that will travel to the site via other means (not by car)?	We do not an expectation for State Employee or visitor off-site parking, 300 on-site stalls will be required to accommodate State office building needs. Additionally, the proposal should show how the site interacts with existing public transportation options.
22	Appendix 1 - Technical Specifications and Design Guidelines B. Site and Building Criteria 2. Facility Overview	19	The 2015 International Building Code does not recognize Tornado Shelters as an independent subject, it is a subset of Storm Shelters. This building is considered nonessential. So, does the State have an expectation as to the extent of the Storm Shelter? A full build out per the requirements of 2015 IBC, ICC 300 and FEMA P361 codes, which will add a lot of cost, or as a designated safe room/area?	Plans and designs should provide a designated area for occupants to go to in the event of inclement weather or tornado warnings. This can be an interior lower level space away from outside walls, doors and windows.

23	Appendix 1 - Technical Specifications and Design Guidelines B. Site and Building Criteria 2. Facility Overview	17	As there are no public functions on upper levels is the elevator/stair desired in the Entry Lobby or is the preference to be behind security?	Elevators and stairs should be behind security
24	Appendix 2 - Agency Tenant Program Requirements D. Department of Revenue	37	Within the IS&E Customer Service/Lottery Lobby is there intent to provide door access into the department interior, understanding staff has private entry?	We should install one door in the lobby which has access to department's interior which will be used only by our employees if they need to assist a customer in the Customer Service Lottery Lobby. This door will need to have a card reader to enter. Yes, staff will enter their work area at a private employee entrance, the door will need to be located at a different interior location not in the lobby location.
25	Appendix 2 - Agency Tenant Program Requirements D. Department of Revenue	38	Are the Lottery Lockboxes to be located at building entry lobby for public drop use or is the intent for them to be internal at the entry to the IS&E Lobby?	We are asking for two lockboxes to be located outside of the building. The drop box would be available 24/7 to customers. We are looking for options from the proposers to provide a solution that ensures safety to the building and prevention for any type of vandalism. We would have staff check the box, once a day and would prefer to not have it directly connected to the building. These boxes would need to always be monitored on a camera.
26	Appendix 1 - Technical Specifications and Design Guidelines B. Site and Building Criteria 2. Facility Overview	18, 19	What is the extent of food service equipment/appliances required in the café/breakroom?	Shall be equipped with space for - refrigerators, microwaves and coffee makers, tenant will provide appliances.
27	Appendix 2 - Agency Tenant Program Requirements G. Building Amenities	43	The hoteling room at 800sf for 2 workstations seems large- what is expected for the capacity of the room at maximum use?	Additional space is to allow for the event of additional needs
28	Appendix 1 - Technical Specifications and Design Guidelines B. Site and Building Criteria 2. Facility Overview	17	How many people does the main entry Lobby waiting space need to accommodate? Are there further requirements or amenities desired in the main Lobby?	We would encourage Architects to propose the proper sized space based upon building occupancy.
29	Appendix 2 - Agency Tenant Program Requirements A. Department of Administration- Division of Hearing and Appeals	34	Each hearing room is required to have two entrances/exits per the program – can these open to the same public corridor or do they need to connect to a dedicated private and separate public corridor respectively?	The two doors should not open to the same public corridor, they need to connect to a dedicated private corridor
30	Section IV.A.4 Site Conditions	12	Please confirm that the State is going to provide a satisfaction of mortgage for any mortgage(s) on the site. Specifically, Bank of America, N.A.	The State will transfer title by Warranty Deed at the buyers selected place of closing to the selected proposer upon execution of all lease back agreements

31	Section IV.A.4 Site Conditions	12	It appears that previous environmental investigations have focused almost exclusively on three former gas stations located at the NE, NW, and SE corners of the block. Historic fire insurance maps and aerial photos suggest the historic presence of at least 40 to 50 additional commercial or residential buildings on the property, a majority of which were demolished prior to 1970. Several of the logs for borings conducted at the gas stations show the presence of brick, wood fragments and other fill materials to depths of 6.5 feet (well MW-1 at the former gas station in the NW corner of the block), 12 feet (boring B-8 at the former gas station in the SE corner of the block), and 8 ft (well MW-1 at the former gas station at the NE corner of the block).	Available information related to historical site use and known contamination can be found in the WDNR BRRTS cases associated with this property which include: Travis Building (03-41-579113), 2701 W Wisconsin Ave (03-41-579113), and Kentucky Fried Chicken (03-41-000096).
32	Section IV.A.4 Site Conditions	12	Has any testing been performed to determine:	Available information related to historical site use and known contamination can be found in the WDNR BRRTS cases associated with this property which include: Travis Building (03-41-579113), 2701 W Wisconsin Ave (03-41-579113), and Kentucky Fried Chicken (03-41-000096).
33	Section IV.A.4 Site Conditions	12	<ul style="list-style-type: none"> • How many of these former buildings had basements? 	See posted project plans #18C2E - Milwaukee State Office Building Site Abatement and Demolition.
34	Section IV.A.4 Site Conditions	12	<ul style="list-style-type: none"> • If the footings and foundations of these basements were removed during demolition? 	See posted project plans #18C2E - Milwaukee State Office Building Site Abatement and Demolition.
35	Section IV.A.4 Site Conditions	12	<ul style="list-style-type: none"> • The extent to which these former basement areas have been filled with debris that may need to be removed for geotechnical reasons (are there any geotechnical/soils reports that might speak to the bearing capacity of the existing soils)? 	See posted project plans #18C2E - Milwaukee State Office Building Site Abatement and Demolition.
36	Section IV.A.4 Site Conditions	12	<ul style="list-style-type: none"> • The extent to which these fill materials have been impacted with lead, PAHs, and other contaminants commonly present in historic urban fill? 	Available information related to historical site use and known contamination can be found in the WDNR BRRTS cases associated with this property which include: Travis Building (03-41-579113), 2701 W Wisconsin Ave (03-41-579113), and Kentucky Fried Chicken (03-41-000096).
37	Section IV.A.4 Site Conditions	12	<p>There appear to be no records related to the removal of several of the gas tanks shown on historic Sanborn Maps (see Appendix A for Sanborn Maps). For example, three gas tanks are shown on the 1951 Sanborn Map at the former gas station in the SE corner of the block, as well as an additional tank shown on the same Sanborn Map in front of a store at 623 N. 27th Street.</p> <p>Has any geophysical or other testing been performed specifically to investigate whether these former tanks are still present?</p>	Available information related to historical site use and known contamination can be found in the WDNR BRRTS cases associated with this property which include: Travis Building (03-41-579113), 2701 W Wisconsin Ave (03-41-579113), and Kentucky Fried Chicken (03-41-000096).
38	Section IV.A.4 Site Conditions	12	If additional petroleum tanks are discovered, is there still funding available from the Petroleum Environmental Cleanup Fund Program (PECFA) to pay for assessment and cleanup costs?	This would be a question for the Wisconsin Department of Natural Resources
39	Section IV.A.4 Site Conditions	12	Has any testing been performed at the site to date for per- and polyfluoroalkyl substances (PFAS)?	Available information related to historical site use and known contamination can be found in the WDNR BRRTS cases associated with this property which include: Travis Building (03-41-579113), 2701 W Wisconsin Ave (03-41-579113), and Kentucky Fried Chicken (03-41-000096).

40	Section IV.A.4 Site Conditions	12	Given the dozens of former buildings that appear to have been demolished at the property (prior to regulations requiring the abatement of asbestos prior to demolition), has soil and fill materials at the site been tested for asbestos?	See posted project plans #18C2E - Milwaukee State Office Building Site Abatement and Demolition.
41	Section IV.A.4 Site Conditions	12	In addition to the three former gas stations, the historic Sanborn Maps show the presence of other former land uses of potential environmental concern, including a former auto sales and service building at 2713-2715 W. Wisconsin Ave. (1951 Sanborn Map), a pipe/metal shop near the center of the block (1951 Sanborn Map), an auto repair shop at 2712 W. Michigan Avenue (1951 Sanborn Map), and a blacksmith shop at 2702 W. Michigan Ave (1910 Sanborn Map). Has any assessment been performed by the DOA or others at these locations?	Available information related to historical site use and known contamination can be found in the WDNR BRRS cases associated with this property which include: Travis Building (03-41-579113), 2701 W Wisconsin Ave (03-41-579113), and Kentucky Fried Chicken (03-41-000096).
42	Section IV.A.4 Site Conditions	12	There are two "open" Leaking Underground Storage Tank (LUST) sites on the block, for which the Dept of Administration was issued a responsible party letter by the Wisconsin DNR on 1/11/2022. Has any additional assessment work been performed at these sites to further define the petroleum impacts? Will DOA obtain closure for the open BRRS cases, or will that be the responsibility of the developer?	Available information related to historical site use and known contamination can be found in the WDNR BRRS cases associated with this property which include: Travis Building (03-41-579113), 2701 W Wisconsin Ave (03-41-579113), and Kentucky Fried Chicken (03-41-000096). The State is selling the property "as is", it is the Developers responsibility to obtain closure for any open BRRS cases.
43	Section IV.A.4 Site Conditions	12	Based on testing and analysis to date, has there been a determination that the proposed office and retail buildings will require a vapor mitigation system?	Available information related to historical site use and known contamination can be found in the WDNR BRRS cases associated with this property which include: Travis Building (03-41-579113), 2701 W Wisconsin Ave (03-41-579113), and Kentucky Fried Chicken (03-41-000096).
44	Section IV.A.4 Site Conditions	12	Are there any active or abandoned buried and/or overhead utility lines within the subject parcel?	Yes, assume utilities are present. It is the responsibility of the successful bidder to verify the presence of utilities.
45	Appendix 1.B.2 Facility Overview	19	Can you please provide a desired occupant quantity for the storm shelter?	Plans and designs should provide a designated area for occupants to go to in the event of inclement weather or tornado warnings. This can be an interior lower level space away from outside walls, doors and windows.
46	Appendix 1 Technical Specifications & Design Guidelines	14	This building is being delivered by a developer, please confirm all State design and construction guidelines apply including DOA & DFD Guidelines.	Plans and designs should provide a designated area for occupants to go to in the event of inclement weather or tornado warnings. This can be an interior lower level space away from outside walls, doors and windows.
47	Appendix 2.D Department of Revenue	38	The RFP indicates "bullet proof glass" in the IS&E program. What protection level and/or armor type standards are required for this glazing? Are there any additional areas that require ballistic rated glazing? If so, where and what level of protection?	This would be placed at the counter for the eight employees' workstations, and if located with external windows it should have those windows installed also. We have posted information on protection level and/or armor type standards. Level 3, type LP-1250, that's combined polycarbonate and acrylic.
48	Appendix 1.C.5 Furnishings	21	Please confirm that the Developer is to provide systems furniture and all loose furniture like desks, chairs, and trashcans.	Yes, the developer is to provide these items

49	Appendix 2.H Parking Summary	43	Developer to provide an onsite parking vendor. We assume this to be an automated vendor. While parking is free for visitors to DOT DMV, will all others be paid parking? If so, who will keep the revenue?	It is our intention that the 300 stalls plus DOT/DMV Visitors, Capitol Police are no fee stalls and anything above and beyond is at the proposers discursion.
50	Appendix 1.B.2 Facility Overview	17	Please confirm developer scope for communication and information technology.	Specific communications and information technology needs of each tenant will be determined in a future step of the process. However, general guidelines are outlined in the RFP document. Specifications regarding cabling can be found in our Communications Structured Cabling System Standards & Design Guidelines posted with the response.
51	Overview	4	What level of design/pricing will be required for the further development targeting neighborhood revitalization?	This is up to the Proposer / Developer
52	Surface Parking	16	Clarify intent (type) of secured parking? i.e. enclosed, fenced, gated, etc.	Proposer should provide options they believe will best incorporate into their design
53	Office of Governor	36	Are the stairs for the second exit stair limited to governor use only or can that be accessible to building staff as well?	They can be accessible to State Employees as well
54	Office of Governor	36	Clarify intent (type) for secure entry into the building? i.e. independent connecting pathway structure, card access to "side door", etc.	Proposer should provide options they believe will best incorporate into their design
55	NA		Does the state have any LEED or Green building requirements?	Proposers are encouraged to adopt the Wisconsin Département of Administration Sustainability Guidelines posted with this response.
56	NA		We are essentially working for 6 different government organizations. What does the approval process look like for programming, and design. We will need to get approvals from each group individually or will we have a main contact running the show	While some direct contact with all tenant agencies will be required, we will work to minimize that contact by ensuring you have one point of contact at the Department of Administration through the entire project who can help coordinate communications.
57	NA		Many government organizations request restrooms, breakrooms, wellness rooms, and lactation rooms. They are also listed in the building amenities. To what extent can these items be shared.	These rooms can be shared between multiple agencies
58	NA		Are there confidentiality issues where one organization is not allowed access to another's space that we will need separation.	Yes
59	NA		Will each government agency essentially have their own suite or will be separated by open to the public spaces and private office spaces	All State tenant agencies will be individual and separate suites
60	NA		Will the finishes, furniture, and aesthetics be consistent across the board or will that be tailored to each group.	While common area finishes should remain consistent individual suites may be tailored to each agencies programming requirements.