



**RFP #DPL-CL-1904
Addendum #1**

Date: October 1, 2018

RFP #: DPL-CL-1904

RFP Description: Commercial Property Real Estate Broker/Agent

Due Date: October 16, 2018 @ 2:00 p.m.

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Purchasing Department
5201 Woodward Avenue
Detroit, MI 48202

Please see the following responses to questions submitted for the subject RFP:

- 1) On the Property to be sold, you've listed the address as 9876 Grand River Avenue. The Tax Assessor records show this to be 9928 West Grand River Avenue. Is the latter correct or do we have the wrong property? Please clarify.

The address is 9928 West Grand River Avenue, Detroit, MI 48204.

- 2) Will the DPL seriously consider brokerage proposals that utilize competitive bidding at a public auction to sell this Property and if not, why not?

This isn't a public auction. The Library has the discretion to restrict the use of the building to the seller. The Library is not interested in selling the building to any individual or entity that will not use the space to benefit the community or at the very least do no harm.

- 3) If the answer to Question 2 is "Yes," will the DPL allow the use of the "Buyer Premium" which when added to the High Bid Price, creates the Total Purchase Price? The Buyer Premium would serve as our compensation. If not, why not?

N/A

- 4) If the answer to Question 2 is "Yes," will the DPL sell this property to the highest bidder and if not, why not?

N/A

- 5) If the answer to Question 2 is "Yes," will the DPL reimburse us for our pre-budgeted and pre-approved out-of-pocket marketing and advertising costs spent on their behalf to sell this Property? These are the only costs we are asking the DPL to pay for since our commission is paid by the Buyer.

N/A

- 6) Our brokerage firm is not domiciled in the State of Michigan, but our local affiliate brokerage is domiciled in Michigan, has a Michigan Broker License and would work with us on this transaction as our Broker of Record. Is this acceptable?

All licensed brokers with proper Michigan licenses are welcomed to submit a proposal.

- 7) With respect to the Certificate of insurance, can we provide this upon award of contract?

Per the RFP notice, certificate of insurance must be included.

- 8) What is the square footage of the building and does the DPL have a set of building plans and/or floor plans of the Building?

The total square footage is 6,554 sq. ft.

- 9) Since this Building was built in 1900, are any and/or all of the systems in the Building operable (electrical, plumbing, mechanical, lighting, etc.?).

The building is operable. It has been shuttered since 2011.

- 10) Has there been a building inspection report done for the Property and if so, can we receive a copy of it?

There hasn't been a building inspection scheduled as of yet.

- 11) Is there any deferred maintenance in the Building and/or on the Property?

The building has been shuttered since 2011 and no additional maintenance has been done on the building other than minor repairs, mostly window repairs.

- 12) Has there been an appraisal report of this Property been completed and if so, can we receive a copy of it?

Yes, there has been an appraisal done on the building. We will reserve the right to distribute it to the bid winner.

13) Has there been a Phase 1 Environmental Assessment of this Property completed and if so, can we receive a copy of it?

No, there has not been a Phase 1 Environmental Assessment done on the building.

14) Our firm in February 2016 bid on a similar RFP for the disposal of several DPL properties, but to our knowledge, the contract was never awarded despite multiple months of follow-up. How serious is the DPL about selling this property and does the DPL seriously intend on awarding this contract?

The Detroit Public Library is serious about selling this particular property and will award a contract.

All other instructions and provisions of the RFP remain unchanged.

This addendum shall be acknowledged and included with your bid response. Please be advised that failure to acknowledge this addendum may result in rejection of your bid.

Acknowledgement

Date