



**TEXAS GENERAL LAND OFFICE**  
is  
**REQUESTING PROPOSALS**  
for  
**Real Estate Brokerage Services**  
**William P. Hobby State Office Building, Austin, Texas**  
  
**REQUEST FOR PROPOSALS NO. X0026478-ST**

<b>NIGP Class</b>	<b>NIGP Item(s)</b>
958	05, 83
971	63
998	84

**ADDENDUM NO. 1**  
**Release Date: August 9, 2022**  
**Addendum No. 1 Issue Date: September 7, 2022**  
**Deadline for Submission: October 7, 2022 at 2:00 p.m. CT**

**Solicitation Point of Contact: Susan Tipton-Hines, CTCD, CTCM**  
[susan.tipton-hines@glo.texas.gov](mailto:susan.tipton-hines@glo.texas.gov)

You are responsible for checking the Electronic State Business Daily (ESBD) website, <http://www.txsmartbuy.com/esbd>, for any addenda to this Solicitation. Please search under Agency Code 305 (General Land Office). The Respondent's failure to periodically check the

ESBD will in no way release that Respondent from addenda or additional information resulting in additional requirements of the Solicitation.

## **RFP X0026478-ST Questions and Answers**

**Q1:** Will the State consider contracting with a firm to conduct the ground lease sale and potentially a different firm if the State decides to sell the building outright?

**A1:** No.

**Q2:** Will the State consider selling the building via a public auction method (live, live/online simulcast, online only or sealed bid) and if not, specifically, why not?

**A2:** No, GLO staff determined a ground lease or brokered sale will best serve the interests of the State.

**Q3:** We normally work under a Buyer Premium format – will this be acceptable here?

**A3:** RFP section 6.1 permits Respondents to propose cost proposals/commission structures other than those prescribed in the RFP.

**Q4:** Will the State reimburse us for our pre-budgeted and pre-approved out-of-pocket marketing and advertising costs?

**A4:** All costs must be included in a Respondent's cost proposal/commission structure.

**Q5:** Has the State had any dialogue with any brokerage firm regarding the sale of this building or ground lease prior to the issuance of the RFP and if so, which firm(s)?

**A5:** No.

**Q6:** Which real estate brokers are currently under contract to the GLO?

**A6:** You may direct this question to the GLO's public information officer at [pialegal@glo.texas.gov](mailto:pialegal@glo.texas.gov).

**Q7:** What is the timeline for State employees to be out of the building?

**A7:** Unknown at this time and to be determined.

**Q8:** What types of Ground Leases has the GLO/PSF done in the past? Examples?

**A8:** PSF currently has various types of ground leases around the state.

**Q9:** What term of ground lease would be preferred and what type (monthly, quarterly, semi-annual, or annual)?

**A9:** GLO has no stated preference.

**Q10:** When will the transaction between the PSF and the current entity be complete?

**A10:** Unknown at this time.

**Q11:** Who will be final decision makers in regard to the "Lease vs Sell" scenarios, as well as selecting winning bidder (lease, or purchaser)?

**A11:** The School Land Board.

**Q12:** Are we able to tour the project, and if so, when?

- If we cannot tour, what is the condition (poor, fair, good, or excellent) of the existing structure and interior finishes?

**A12:** GLO is not the current custodian of the Property and therefore cannot arrange any tours. GLO is not aware of conditions.

**Q13:** Can the GLO provide us with detailed set of plans for the project prior to this response being due?

**A13:** GLO has no detailed plans for this Property.

**Q14:** Has the GLO done any massing, or zoning studies for the project and if you have, can you provide prior to this response being due?

**A14:** GLO has no massing or zoning studies for this Property.

**Q15:** Does the GLO have Property Condition Assessments (PCAs) for the project (or any sort of environmental reports)?

**A15:** GLO has no Property Condition Assessments for this Property.

## **END OF QUESTIONS AND ANSWERS**

**The Addendum No. 1 acknowledgment page follows this page.**

In the submission of the Solicitation Response, the Respondent shall acknowledge receipt of this addendum; otherwise, the Solicitation Response may not be given consideration. The Respondent shall acknowledge receipt by returning a signed copy of this notice with the Solicitation Response.

**RFP No. X0026478-ST**

**Real Estate Brokerage Services**

**William P. Hobby State Office Building, Austin, Texas**

***Respondent Name:*** \_\_\_\_\_

***Mailing Address:*** \_\_\_\_\_

***City/State/Zip:*** \_\_\_\_\_

***Signature:*** \_\_\_\_\_

**THIS HEREBY COMPLETES ADDENDUM NO. 1.**