



Addendum 3 to Request for Proposals (RFP)

Acquisition and Development of the former MCTS Fiebrantz
Bus Station, Milwaukee Wisconsin

RFP #7388

Addendum Issue Date: May 9, 2023

This Addendum to the Request for Proposals (RFP) is issued to modify, explain or correct the original documents, dated May 3, 2021, and is hereby made part of the RFP.

Additional Requested Information:

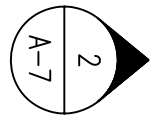
Milwaukee County is including the attached floorplans for the Fiebrantz building.

Additionally, a question has been asked about proposers' ability to perform environmental testing on the property. Please note that if any proposer is awarded an Option Agreement, the County's template Option Agreement includes the following allowance for environmental testing:

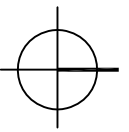
Environmental Matters.

- a. County shall not provide a Phase I Environmental Site Assessment ("Phase I").
- b. If Developer desires to obtain its own Phase I, the cost for such investigation shall be at Developer's sole expense.
- c. If an authorized Phase I recommends soil and groundwater testing, analyses and reports ("Phase II"), the Phase II cost shall be at Developer's sole expense. Developer may only conduct a Phase II after receiving the express written consent of County.
- d. If the Phase II reveals environmental impacts subject to regulation by federal, state or local law or regulations, Developer agrees to remediate the Property, obtain regulatory closure and be solely responsible for all remediation expenses.

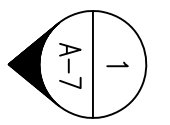
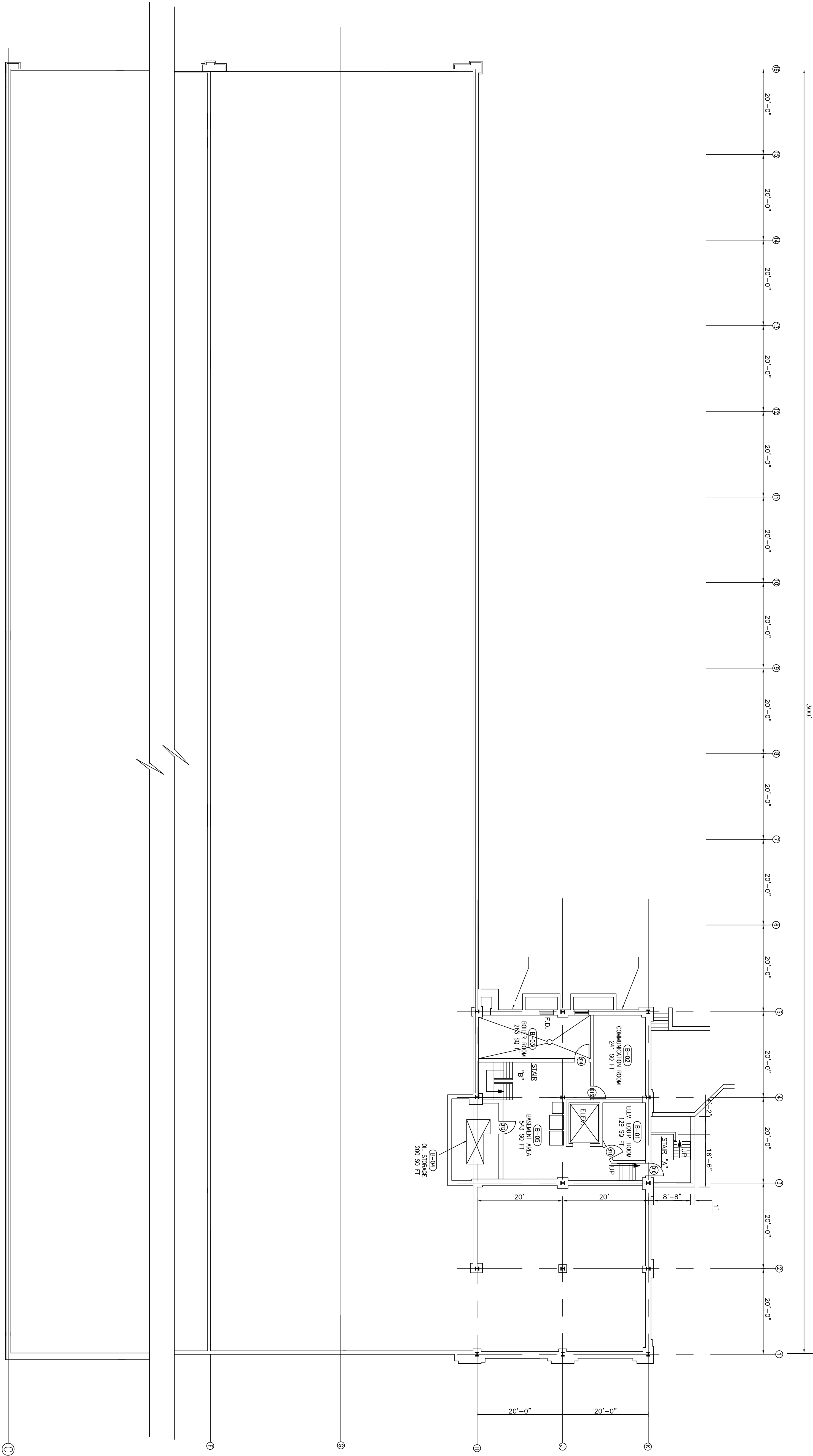
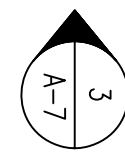
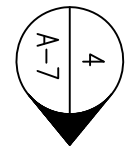
- e. Developer may elect to purchase the Property in its current environmental condition without obtaining the Phase II investigation. Developer shall be required to sign at Closing a "Purchaser's Acknowledgment, Waiver and Indemnification Respecting Environmental Conditions Affecting the Property."
- f. If the cost for the Phase II or any required remediation renders the Project economically infeasible, this Option may be canceled at the option of either party.



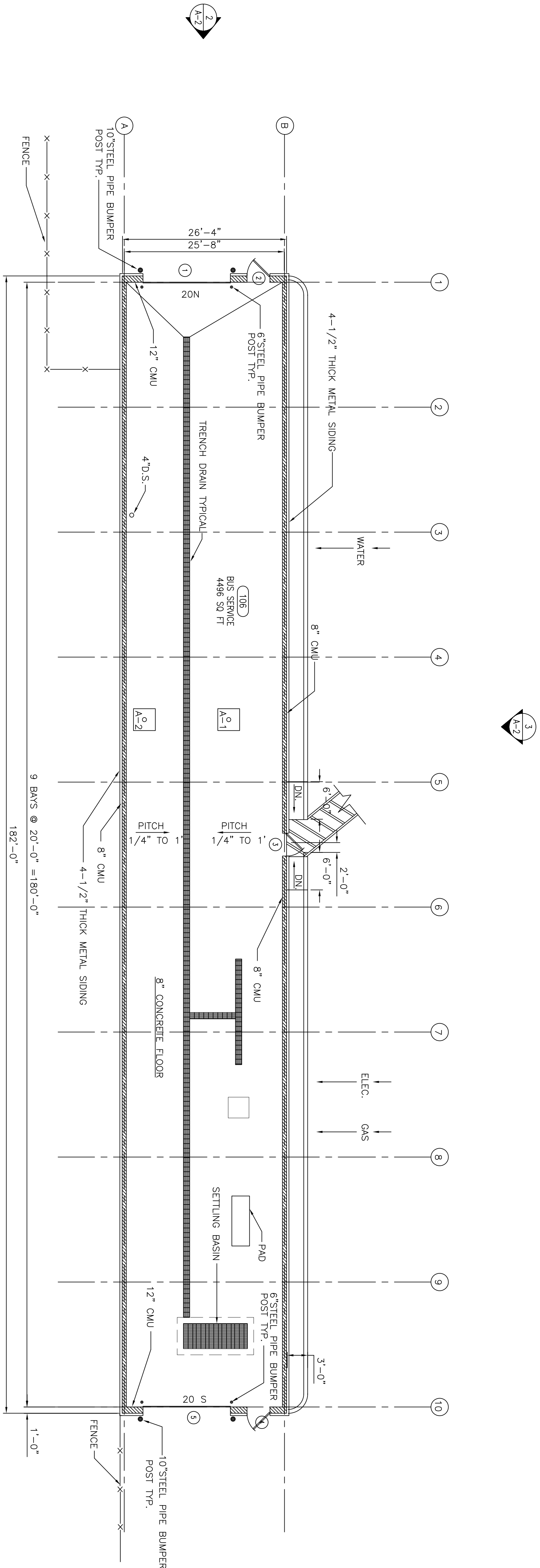
1
A-1
BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"



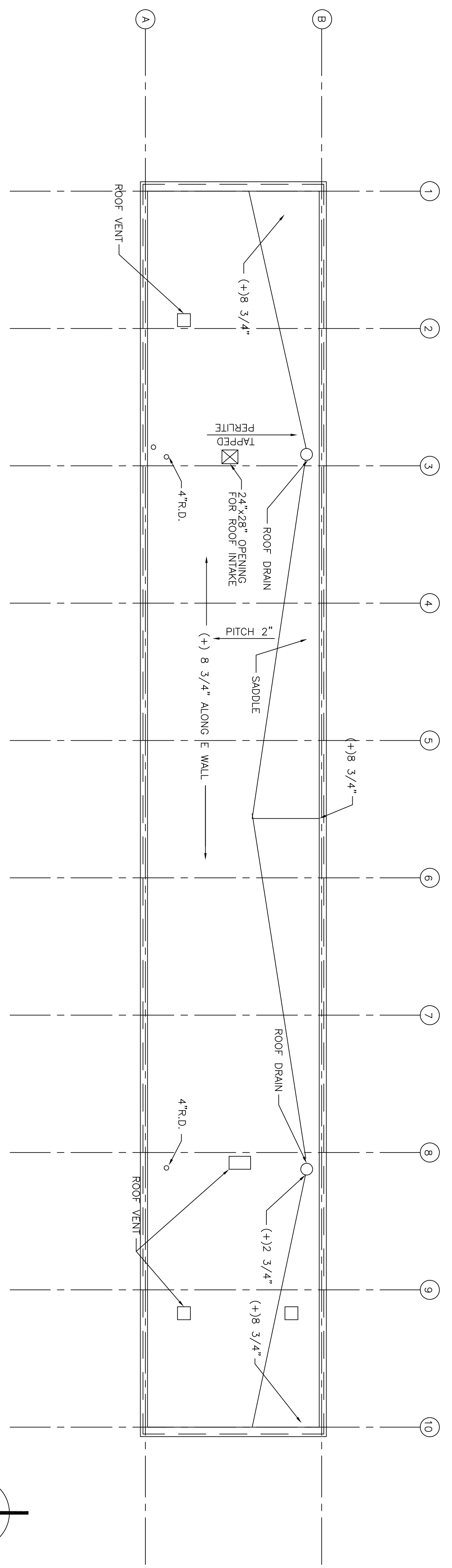
#90



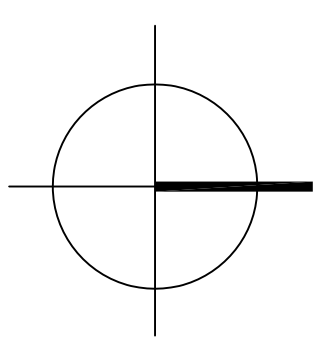
SHEET NO. A-1	GROSS AREA (Sq. Ft.)	BUILDING NAME: BUILDING 90 91 92 93 94 MILWAUKEE, WI 53205	SCALE: 1/8" = 1'-0" DATE: 7-10-01	DRAWN BY: P. M.M. CHECKED BY: P. A.R.	MILWAUKEE COUNTY DEPARTMENT OF PUBLIC WORKS ARCHITECTURE AND ENGINEERING DIVISION COURTHOUSE ANNEX 907 NORTH 10TH STREET MILWAUKEE, WISCONSIN 53233
BUILDING (Sq. Ft.)		SHEET DESCRIPTION: BASEMENT PLAN (OFFICE ADDITION)	CAD-REDRAW K. SINGH & ASSOCIATES		
TAX ID:					



1 FLOOR PLAN
SCALE: 1/8"=1'-0"



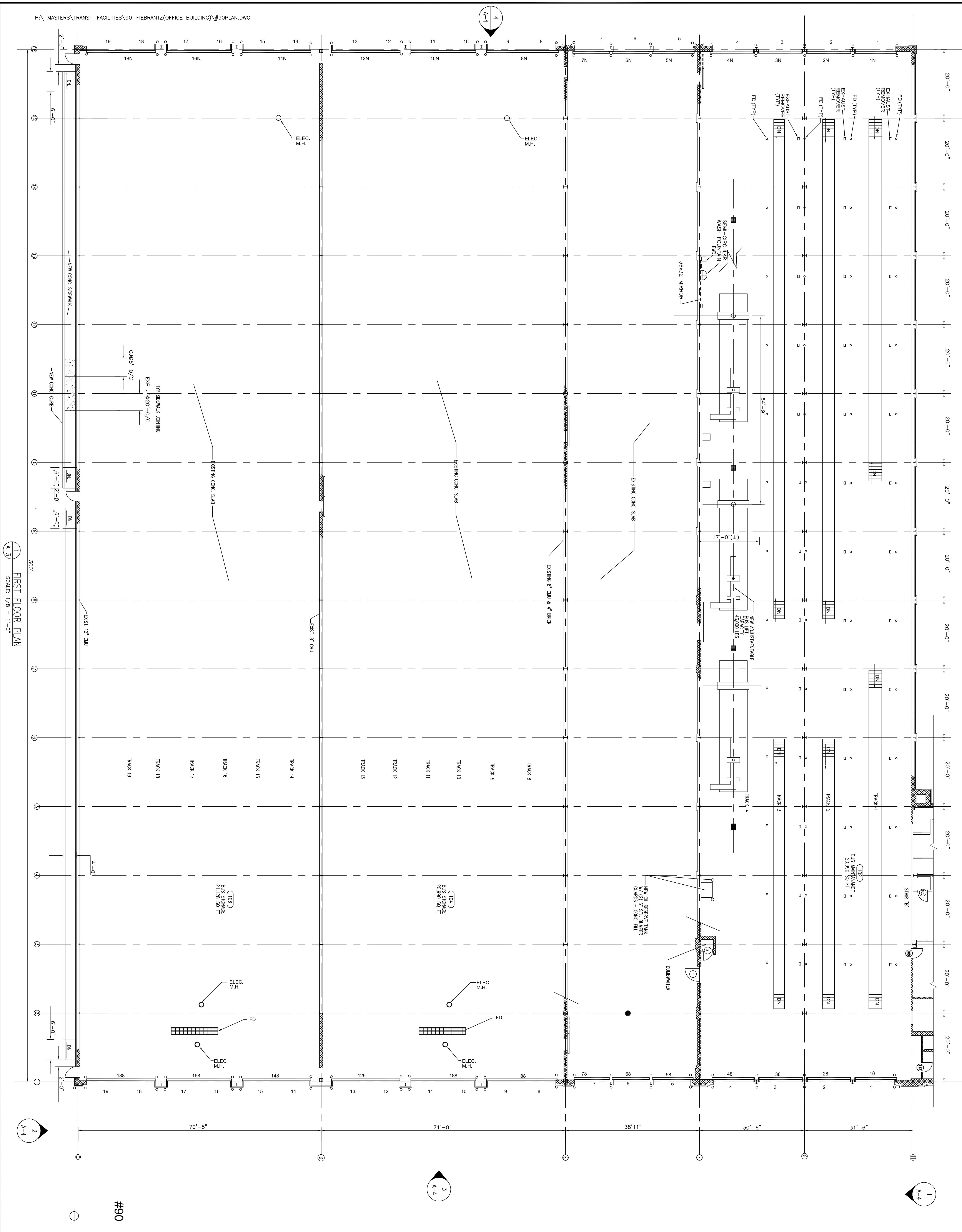
2 ROOF PLAN
SCALE: 1/8"=1'-0"



91-FIEBRANTZ SERVICE BUILDING

4-12-2001	GENERAL REVISION AND REVIEW	R.H.FRANKLIN
DATE:	REVISIONS :	DRAWN BY:
MILWAUKEE COUNTY DEPARTMENT OF PUBLIC WORKS		
ARCHITECTURE AND ENGINEERING DIVISION		
CITY CAMPUS COMPLEX	2711 WEST WELLS STREET	MILWAUKEE, WISCONSIN

SHEET NO.	GROSS AREA (Sq. Ft.)	BUILDING NAME:	SCALE:	DRAWN BY:
A-1	LEVEL (Sq. Ft.)	FIEBRANTZ OPERATING STATION	1/8"=1'-0"	LEMPERGER
FILE NO.	BUILDING (Sq. Ft.)	SERVICE BUILDING	DATE:	CHECKED BY:
	TAX ID:	1900 WEST FIEBRANTZ AVENUE MILWAUKEE, WISCONSIN 53209	6-14-00	YOOST
	#91	SHEET DESCRIPTION: FLOOR AND ROOF PLAN	CAD-REDRAW	



1
A-3
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

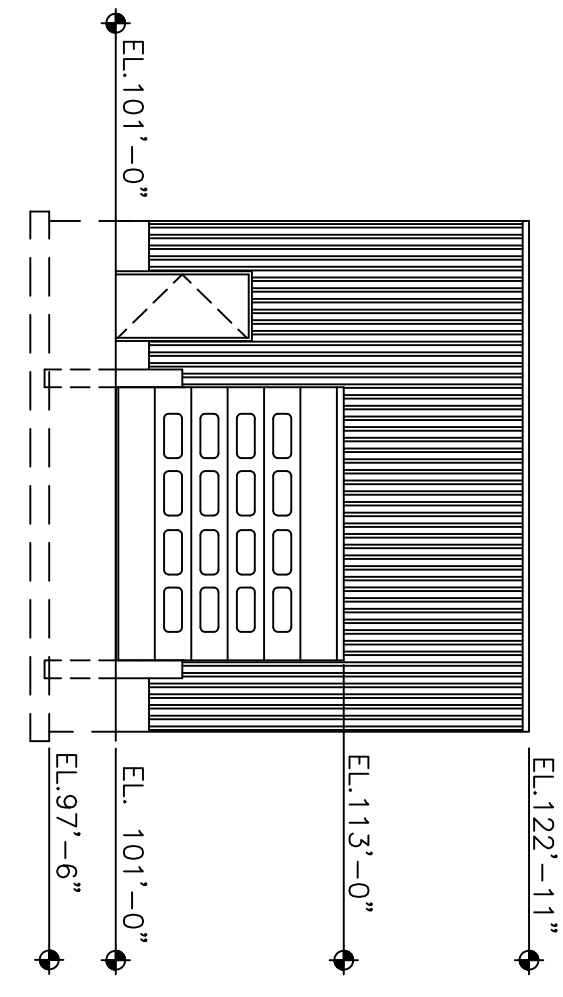
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DATE	REVISIONS	DRAWN BY
10/1/2001	GENERAL REVIEW AND REVISION	R.H.FRANKLIN

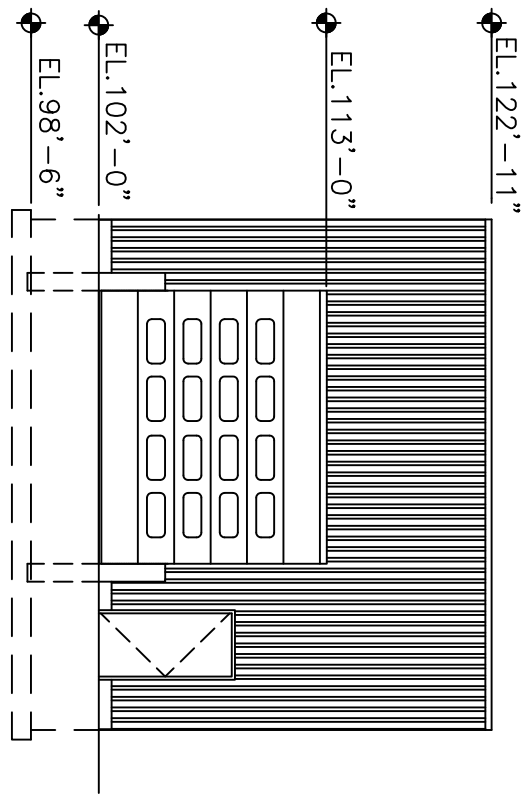
SHEET NO.	GROSS AREA (SqFt)	BUILDING NAME AND ADDRESS
A-1		MCTS FIEBRANTZ TRANSIT STATION 900 WEST FIEBRANTZ AVENUE
FILE NO.	TAX ID	SHEET DESCRIPTION
		PARTIAL GROUND FLOOR PLAN

SCALE:	1/8" = 1'-0"	DRAWN BY:	PAJ
DATE:	3/2000	CHECKED BY:	
CADD REDRAW			

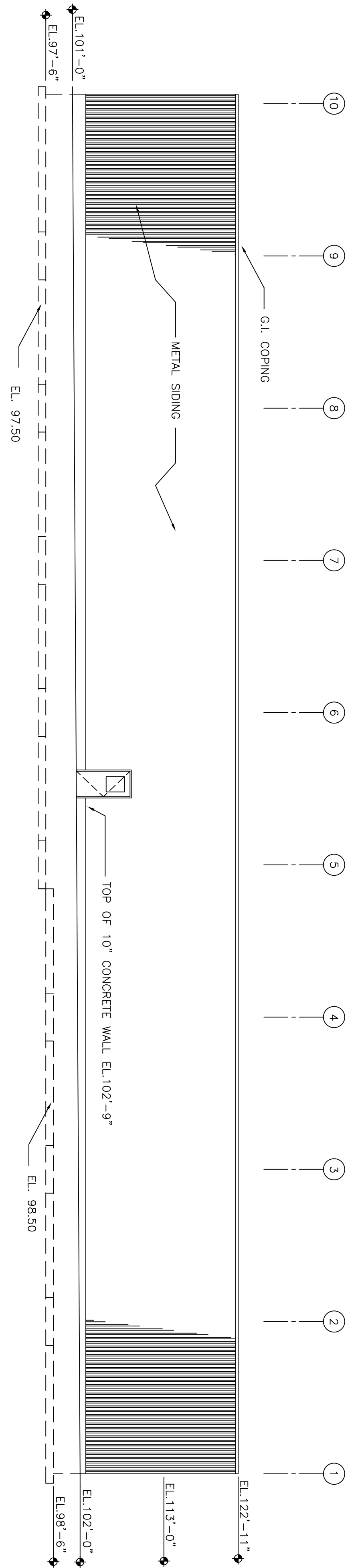
MILWAUKEE COUNTY DEPARTMENT OF PUBLIC WORKS
ARCHITECTURE AND ENGINEERING DIVISION
CITY CAMPUS COMPLEX 271 WEST WELLS STREET MILWAUKEE, WISCONSIN 53208



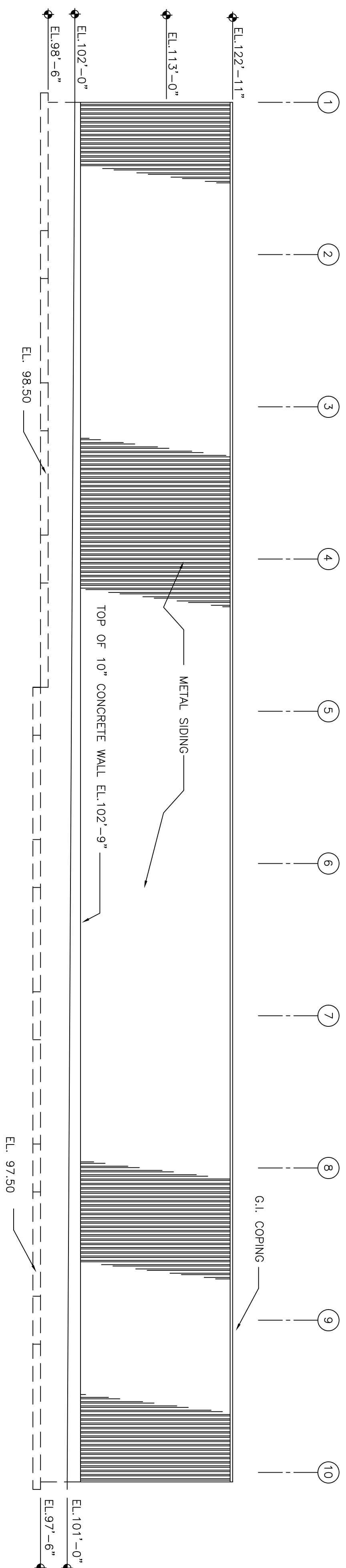
1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



3 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



2 EAST ELEVATION
SCALE: 1/8"=1'-0"



4 WEST ELEVATION
SCALE: 1/8"=1'-0"

91 - FIEBRANTZ SERVICE BUILDING

DATE :	REVISIONS:	DRAWN BY :
4/20/2001	GENERAL REVIEW AND REVISION	R.H.FRANKLIN

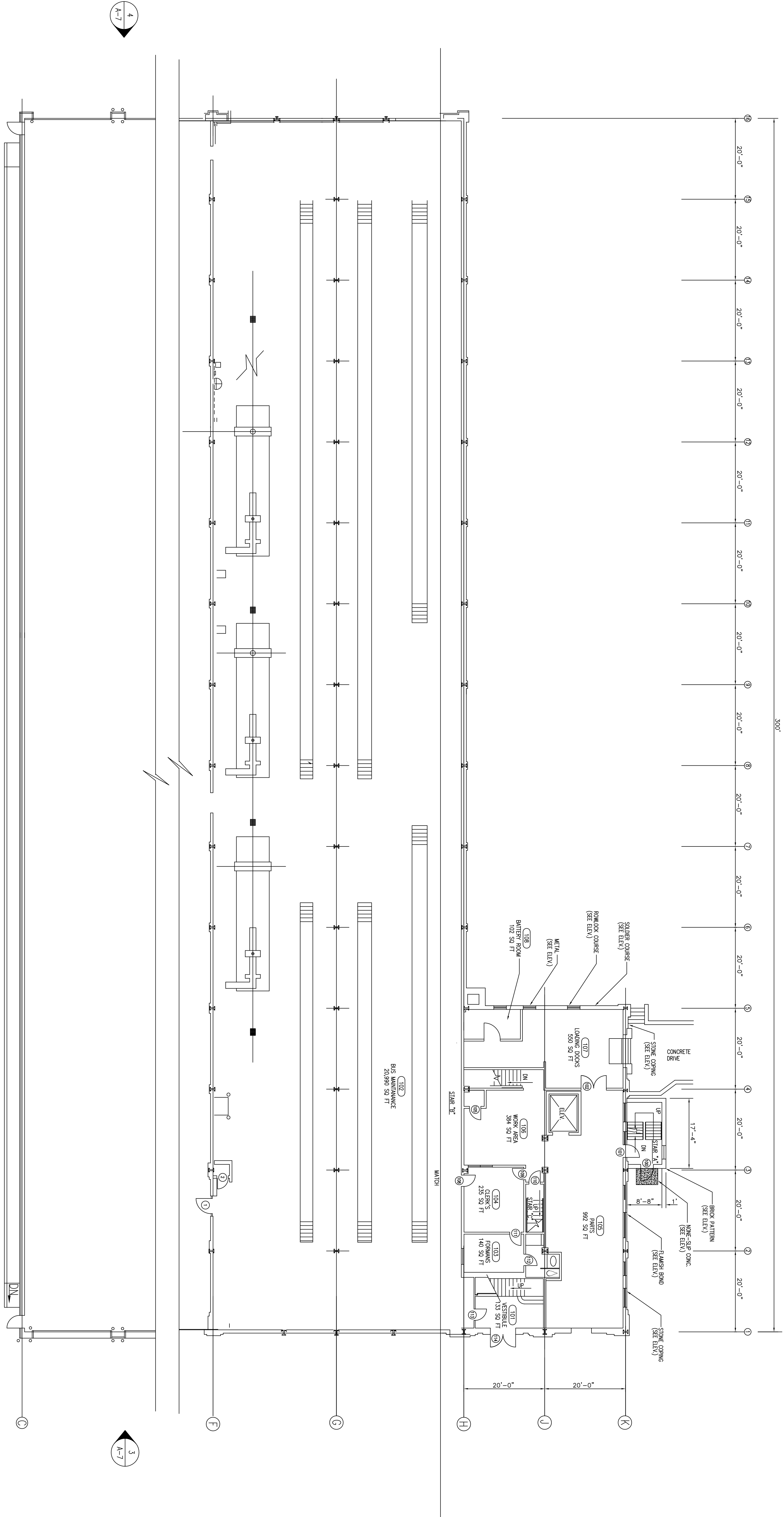
SHEET NO.	GROSS AREA (Sq.Ft.)	BUILDING NAME AND ADDRESS
A-2	4945'	FIEBRANTZ OPERATING STATION SERVICE BUILDING
FILE NO.	TAX ID :	1900 WEST FIEBRANTZ AVENUE MILWAUKEE, WISCONSIN 53209

SCALE :	DRAWN BY :
1/8"=1'-0"	LEMPERGER
DATE :	CHECKED BY :
6-14-00	YOST
CADD REDRAW :	
K. SINGH & ASSOCIATES	

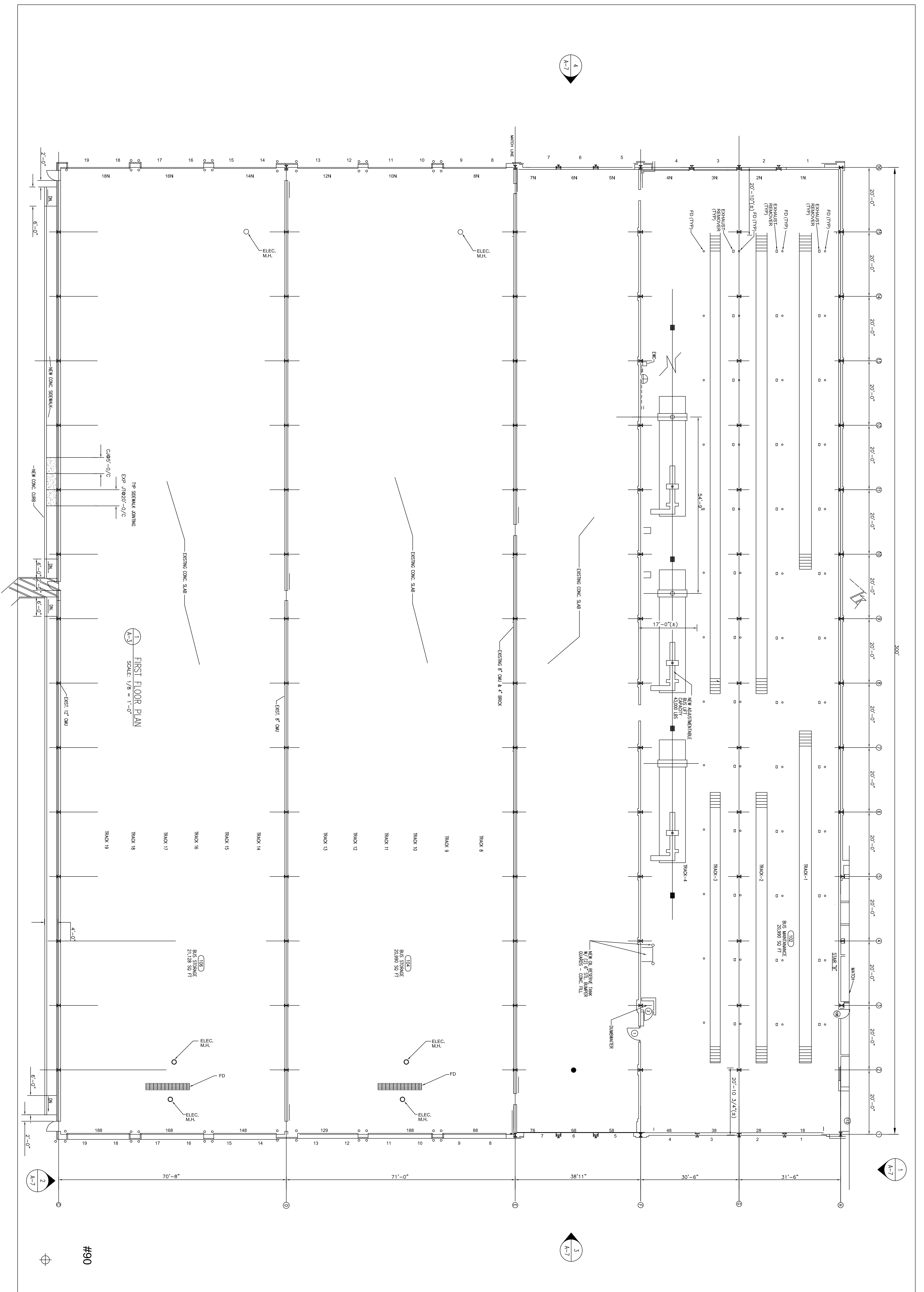
MILWAUKEE COUNTY DEPARTMENT OF PUBLIC WORKS
ARCHITECTURE AND ENGINEERING DIVISION
CITY CAMPUS COMPLEX 2711 WEST WELLS STREET MILWAUKEE, WISCONSIN 53208

1
A-7
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

#90



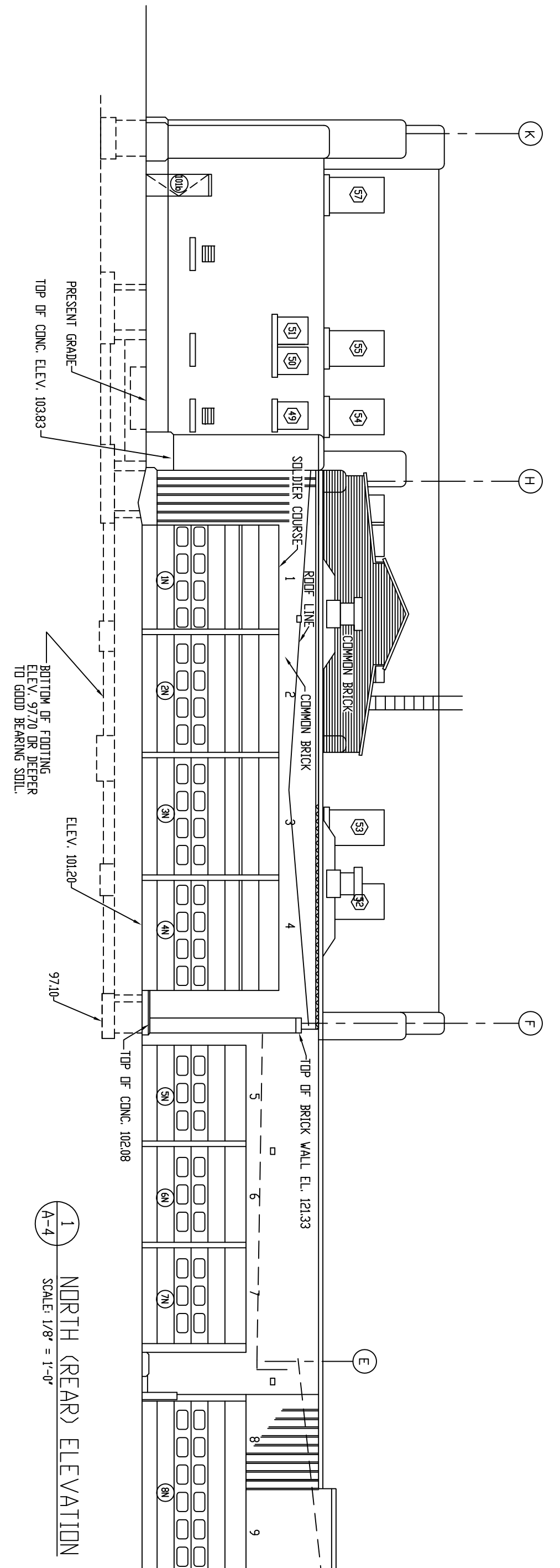
SHEET NO. A-2	GROSS AREA (Sq. Ft.)	BUILDING NAME: BUILDING 90 91 92 93 94 MILWAUKEE, WI 53205	SCALE: 1/8"=1'-0" DATE: 7-10-01	DRAWN BY: P.M.M. CHECKED BY: P.A.R.	MILWAUKEE COUNTY DEPARTMENT OF PUBLIC WORKS ARCHITECTURE AND ENGINEERING DIVISION COURTHOUSE ANNEX 907 NORTH 10TH STREET MILWAUKEE, WISCONSIN 53233
LEVEL (Sq. Ft.)	BUILDING (Sq. Ft.)	SHEET DESCRIPTION: FIRST FLOOR PLAN (OFFICE ADDITION)	CAD-REDRAW	K. SINGH & ASSOCIATES	
FILE NO.	TAX ID:				



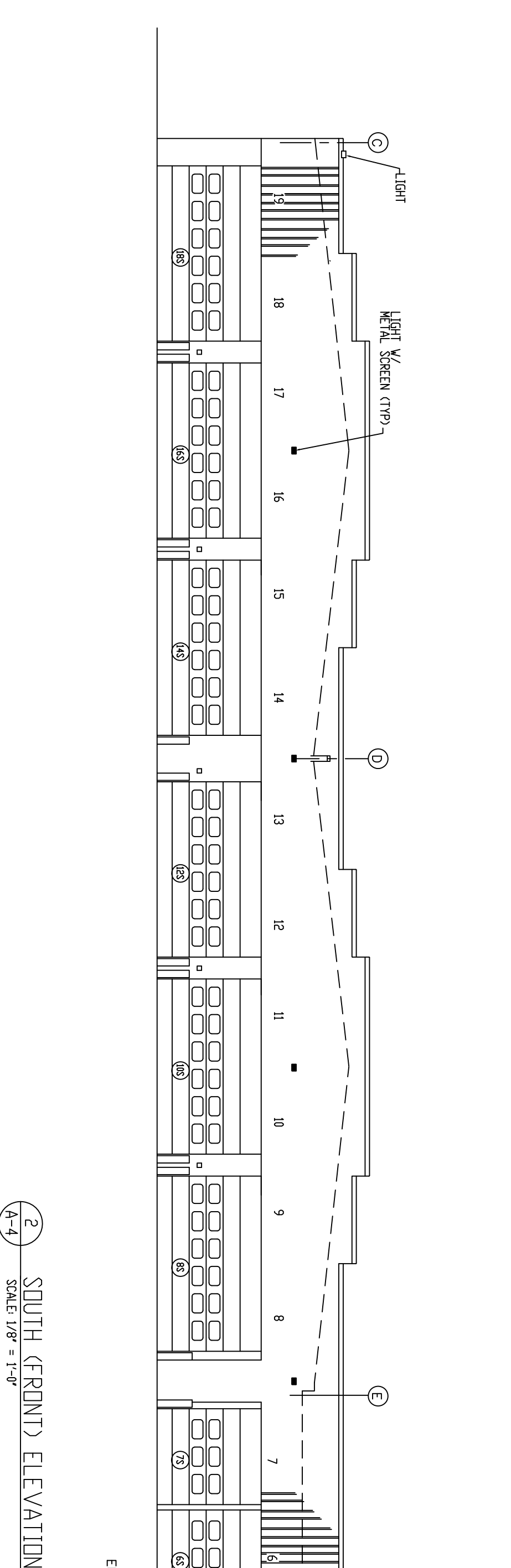
1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

#90

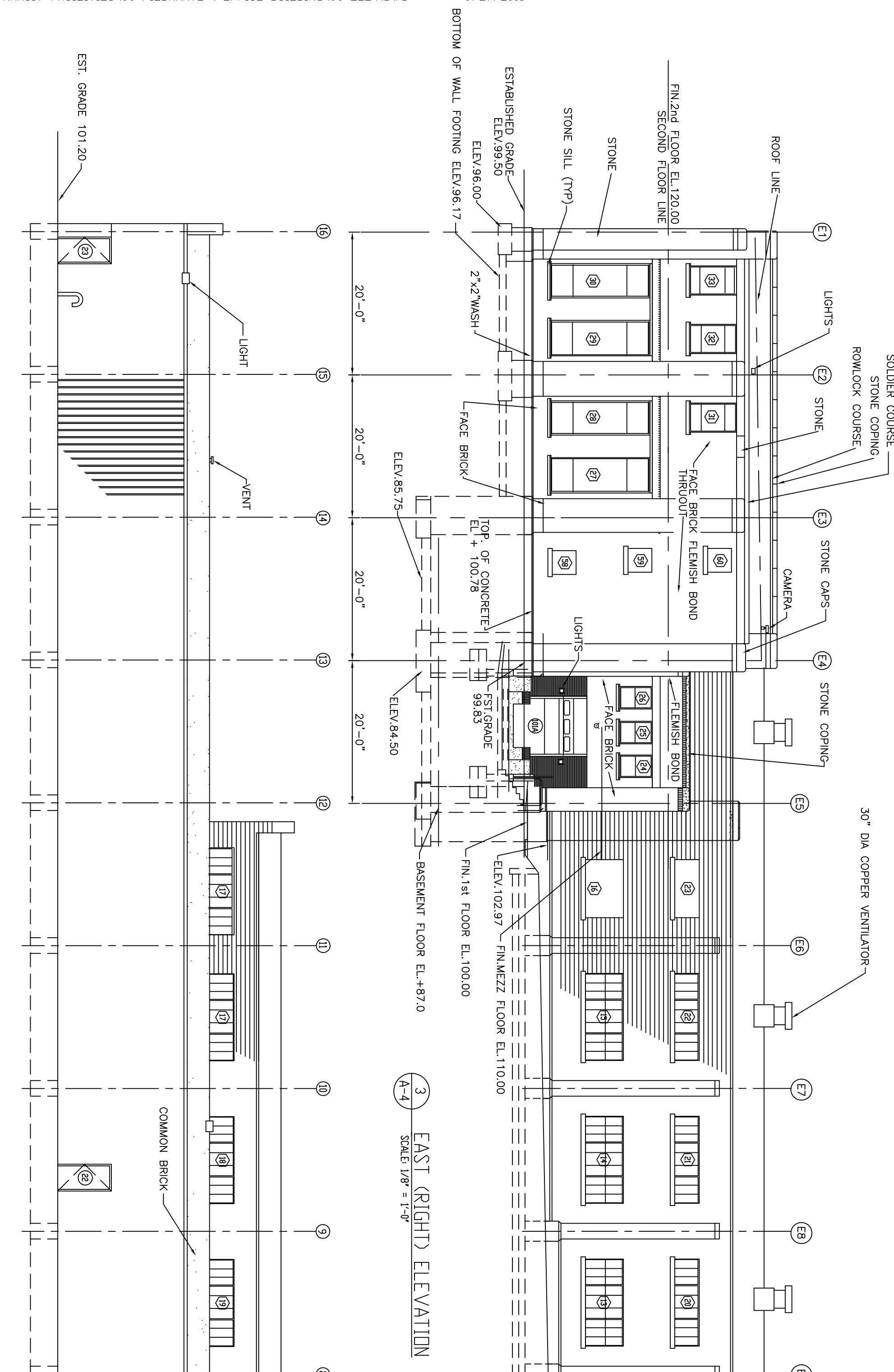
SHEET NO. A-3	GROSS AREA (Sq. Ft.)	BUILDING NAME: BUILDING 90 91 92 93 94 MILWAUKEE WI. 53205	SCALE: 1/8" = 1'-0"	DRAWN BY: R.M.M.	MILWAUKEE COUNTY DEPARTMENT OF PUBLIC WORKS ARCHITECTURE AND ENGINEERING DIVISION COURTHOUSE ANNEX 907 NORTH 10TH STREET MILWAUKEE, WISCONSIN 53233
	LEVEL (Sq. Ft.)		DATE: 7-10-01	CHECKED BY: P.A.R.	
FILE NO.	TAX ID:	SHEET DESCRIPTION: FIRST FLOOR PLAN	CAD-REDRAW	K. SINGH & ASSOCIATES	



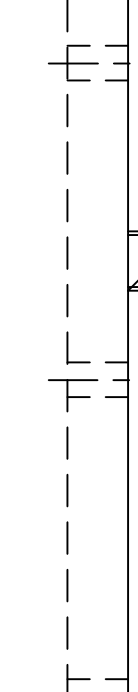
1 NORTH (REAR) ELEVATION
SCALE 1/8" = 1'-0"



2 SOUTH (FRONT) ELEVATION
SCALE 1/8" = 1'-0"



3 EAST (RIGHT) ELEVATION
SCALE 1/8" = 1'-0"



4 WEST (LEFT) ELEVATION
SCALE 1/8" = 1'-0"

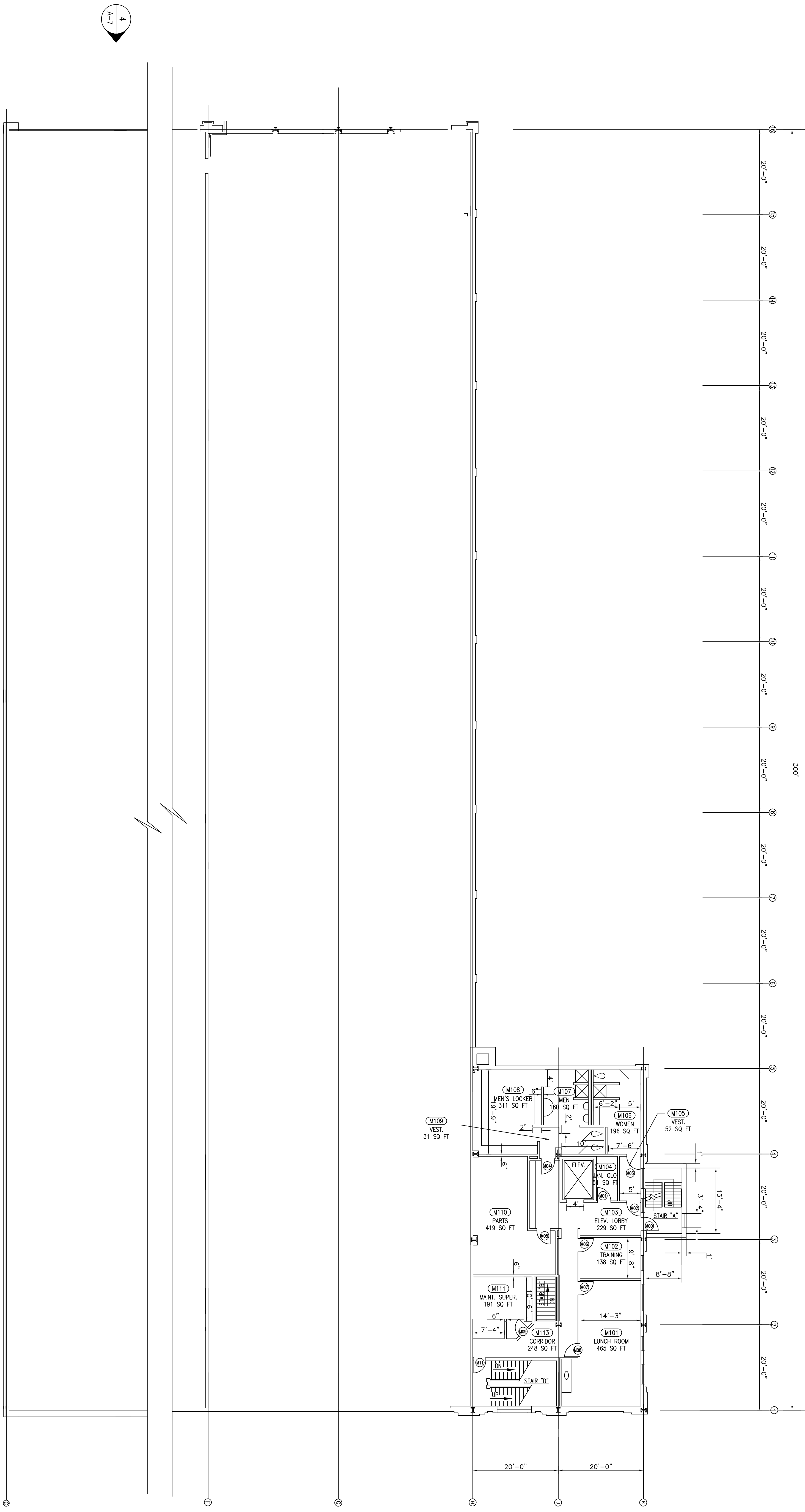
DATE : 9/28/2001	REVISIONS: GENERAL REVIEW AND REVISION	DRAWN BY : R.H.FRANKLIN
MILWAUKEE COUNTY DEPARTMENT OF PUBLIC WORKS ARCHITECTURE AND ENGINEERING DIVISION CITY CAMPUS COMPLEX 2711 WEST WELLS STREET MILWAUKEE, WISCONSIN 53208		

SCALE : 1/8" = 1'-0"
DRAWN BY : R.M.M.
DATE : 8-16-01
CHECKED BY : P.A.R.
CADD REDRAW | CAD-REDDRAW K. SINGH & ASSOCIATES

BUILDING NAME AND ADDRESS : MCTS FIEBRANTZ TRANSIT STATION OFFICE, LOCKERS AND BUS STORAGE
1900 WEST FIEBRANTZ AVENUE

SHEET NO. : A-4	GROSS AREA (Sq.Ft.)	BUILDING NAME AND ADDRESS :
FILE NO. : 90	LEVEL (Sq.Ft.)	MCTS FIEBRANTZ TRANSIT STATION OFFICE, LOCKERS AND BUS STORAGE
TAX ID :	SHEET DESCRIPTION :	1900 WEST FIEBRANTZ AVENUE
	EXTERIOR ELEVATIONS	

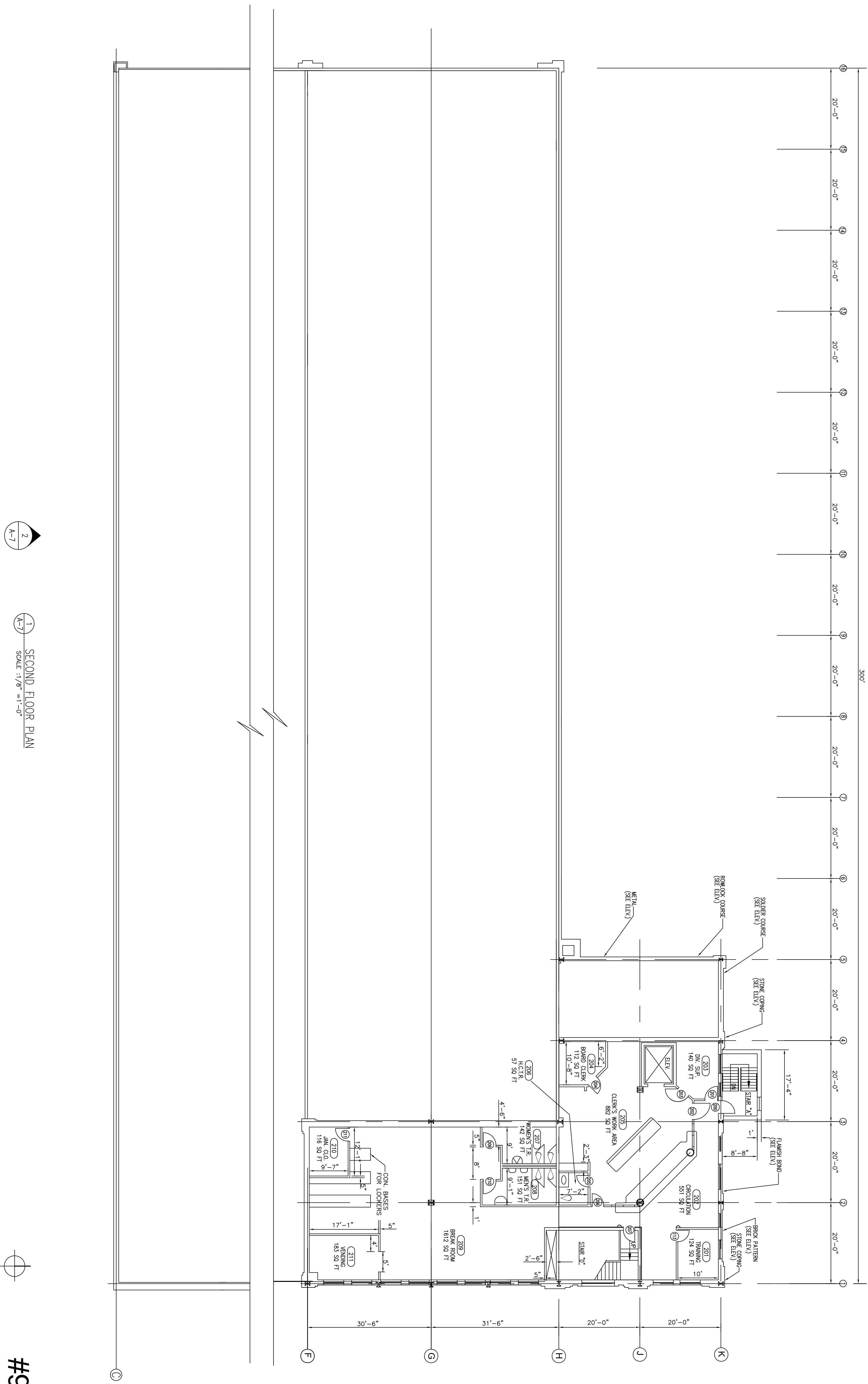
#90



MEZZANINE FLOOR PLAN
SCALE: 1/8" = 1'-0"

#90

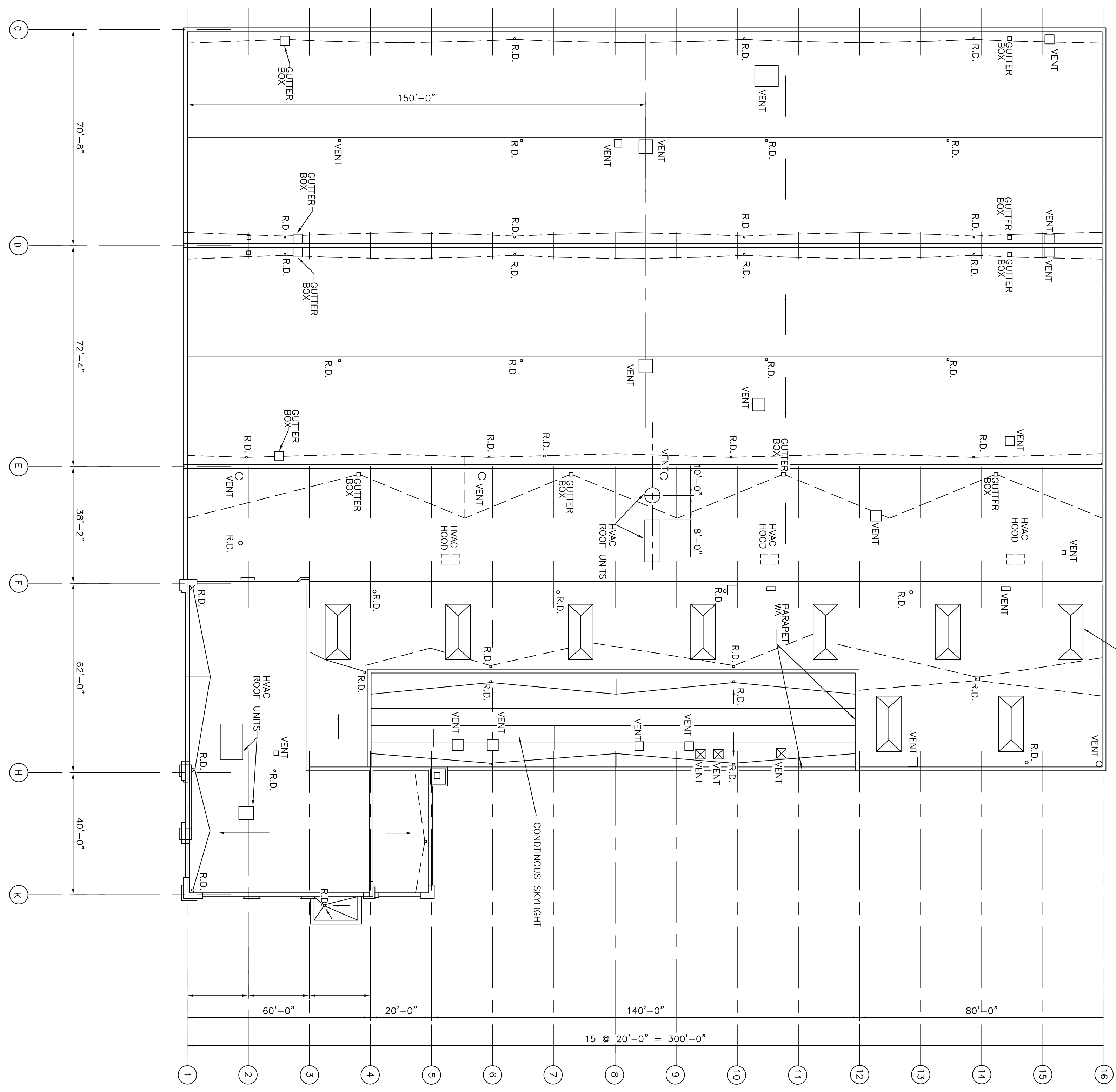
SHEET NO. A-4	GROSS AREA (Sq. Ft.)	BUILDING NAME BUILDING 90 91 92 93 94	SCALE: 1/8" = 1'-0"	DRAWN BY: R.M.M.	MILWAUKEE COUNTY DEPARTMENT OF PUBLIC WORKS ARCHITECTURE AND ENGINEERING DIVISION COURTHOUSE ANNEX 907 NORTH 10TH STREET MILWAUKEE, WISCONSIN 53233
BUILDING (Sq. Ft.)		MILWAUKEE, WI. 53205	DATE: 7-10-01	CHECKED BY: P.A.R.	
FILE NO.	TAX ID:	SHEET DESCRIPTION: MEZZANINE FLOOR PLAN (OFFICE ADDITION)	CAD-REDRAW	K. SINGH & ASSOCIATES	



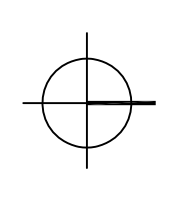
1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

#90

SHEET NO. A5	GROSS AREA (Sq. Ft.)	BUILDING NAME: BUILDING 90 91 92 93 94 MILWAUKEE, WI. 53205	SCALE: 1/8"=1'-0" DATE: 7-10-01	DRAWN BY: R. M.M. CHECKED BY: P.A.R.	MILWAUKEE COUNTY DEPARTMENT OF PUBLIC WORKS ARCHITECTURE AND ENGINEERING DIVISION COURTHOUSE ANNEX 907 NORTH 10TH STREET MILWAUKEE, WISCONSIN 53233
BUILDING (Sq. Ft.)		SHEET DESCRIPTION: SECOND FLOOR PLAN (OFFICE ADDITION)	CAD-REDRAW K. SINGH & ASSOCIATES		
TAX ID:					



1 ROOF PLAN
A-7 SCALE: 1/8"=1'-0"



#90

SHEET NO. A-6	GROSS AREA (Sq. Ft.)	BUILDING NAME: BUILDING 90 91 92 93 94 MILWAUKEE, WI 53205	SCALE: 1/16" = 1'-0" DATE: 10/16/01	DRAWN BY: R.M.M. CHECKED BY: P.A.R.	MILWAUKEE COUNTY DEPARTMENT OF PUBLIC WORKS ARCHITECTURE AND ENGINEERING DIVISION COURTHOUSE ANNEX 907 NORTH 10TH STREET MILWAUKEE, WISCONSIN 53233
FILE NO.	TAX ID:	SHEET DESCRIPTION: ROOF PLAN	CAD-REDRAW	K. SINGH & ASSOCIATES	