

87 State Street
Request for Proposals –
Real Estate Development Services
Responses to questions regarding RFP
11/25/2025

1. **Question:** Confirming the deadline to submit a response is Sunday, 11/30?

Answer: Yes, the deadline for proposal submissions is Sunday, 30 November 2025.

2. **Question:** Is there a sense of what price the General Services Administration (GSA) wants for the site?

Answer: GSA transmitted a proposed purchase price for the property of \$2,475,000.

3. **Question:** Does the Central Vermont Regional Planning Commission (CVRPC), etc. prefer a strategy that would have the site be publicly owned?

Answer: The entity that may acquire the building and property is unknown. Neither the State nor Montpelier Commission for Resilience and Recovery is recommending that the City purchase the federal building, nor does the City have any plans to do so.

4. **Question:** Are they open to a private owner/developer?

Answer: Should a negotiated sale of the building to the State not prove possible, the building will go to public auction. At that point, all parties would be willing to work with any interested buyer to realize community planning goals.

5. **Question:** Are they looking for advice to help negotiate with the GSA to be laid out in the RFP response?

Answer: Detailed negotiation advice is not expected to be included as part of the RFP response.

6. **Question:** What is the desire for the development of a public auction strategy?

Answer: Should the building go to public auction, public parties will work with any interested buyer willing to realize community planning goals, including an entity developed out of this study.

7. **Question:** Do they have a preferred use for the site? E.g. housing, mixed-use, etc.

Answer: Due diligence, regardless of whether it results in the State purchasing the building—will provide essential information to determine the viability of a development group that could pursue a mixed-use redevelopment of the site (e.g., housing, hotel, parking, etc.).