

ALASKA COURT SYSTEM (ACS)

LEASE SPACE REQUIREMENTS

SPACE SIZE AND REQUIREMENTS:

Space Sizes: Provide lease spaces based upon net usable square feet (NUSF), specifically described below:

<u>AREA DESCRIPTION</u>	<u>SF</u>	<u>QTY</u>	<u>TOTAL SF</u>
<u>Entry, Lobby and Public Space</u>			
Public Entry Security Screening	180	1	180
Public Lobby	260	1	260
Attorney Conference Rooms	60	1	60
Jury Assembly	550	1	550
<u>Accessible from Public Lobby & Secured Private Corridor</u>			
Superior Courtroom w/soundlock & evidence storage room	1100	3	3300
Multi-Litigant Superior Courtroom w/soundlock	1400	1	1400
<u>Accessible from Public Lobby & Clerk's Office</u>			
Customer Service Counter	140	1	140
Grand Jury Room w/soundlocks (Clerk's Office access <u>not required</u> – but preferred)	600	1	600
<u>Accessible from Courtrooms & Secured Private Corridor</u>			
Superior Jury Room w/Soundlock & (2) Toilets (1 ADA)	340	3	1020
Communications & Equipment Rooms (Secured Corridor access not required if within Courtroom)			
Server Room.....	120	1	120
Communications Room (if 2-story lease space).....	70	1	70
<u>Accessible from Secured Private Corridor and Customer Service Counter</u>			
Clerk's Office - Open office layout for 10 Staff	940	1	940
<u>Accessible from Clerk's Office</u>			
Clerk of Court Office.....	120	1	120
Staff Toilet (ADA compliant).....	30	1	30

AREA DESCRIPTION	SF	QTY	TOTAL SF
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Accessible from Secured Private Corridor

Private Offices

Judicial Chambers w/Toilet	250	4	1000
Judicial Asst. Open Office – direct access to Chambers	500	1	500
Law Clerk Office.....	200	1	200

JS Prisoner Control Areas

Holding Cells – with combi unit toilet/sink & bench	50	3	150
Gang Holding Cell – with combi unit toilet/sink & bench	70	1	70
Holding Area Prisoner Delivery Circulation to Ctrrms.....	200	1	200

TOTAL Required Spaces:.....

10,865 NUSF

NOTE: The square footage numbers below are approximate. Internal circulation, for purposes of this contract, is defined as the secured corridor area for staff circulation, and must be controlled solely by the Alaska Court System

Estimated Internal Circulation – Secure Hall & Stairs:
Estimated Prisoner Delivery Routes to Courtrooms:

No More Than: 800 NUSF
No More Than: 500 NUSF

TOTAL LEASE AREA: Net Usable Square Feet

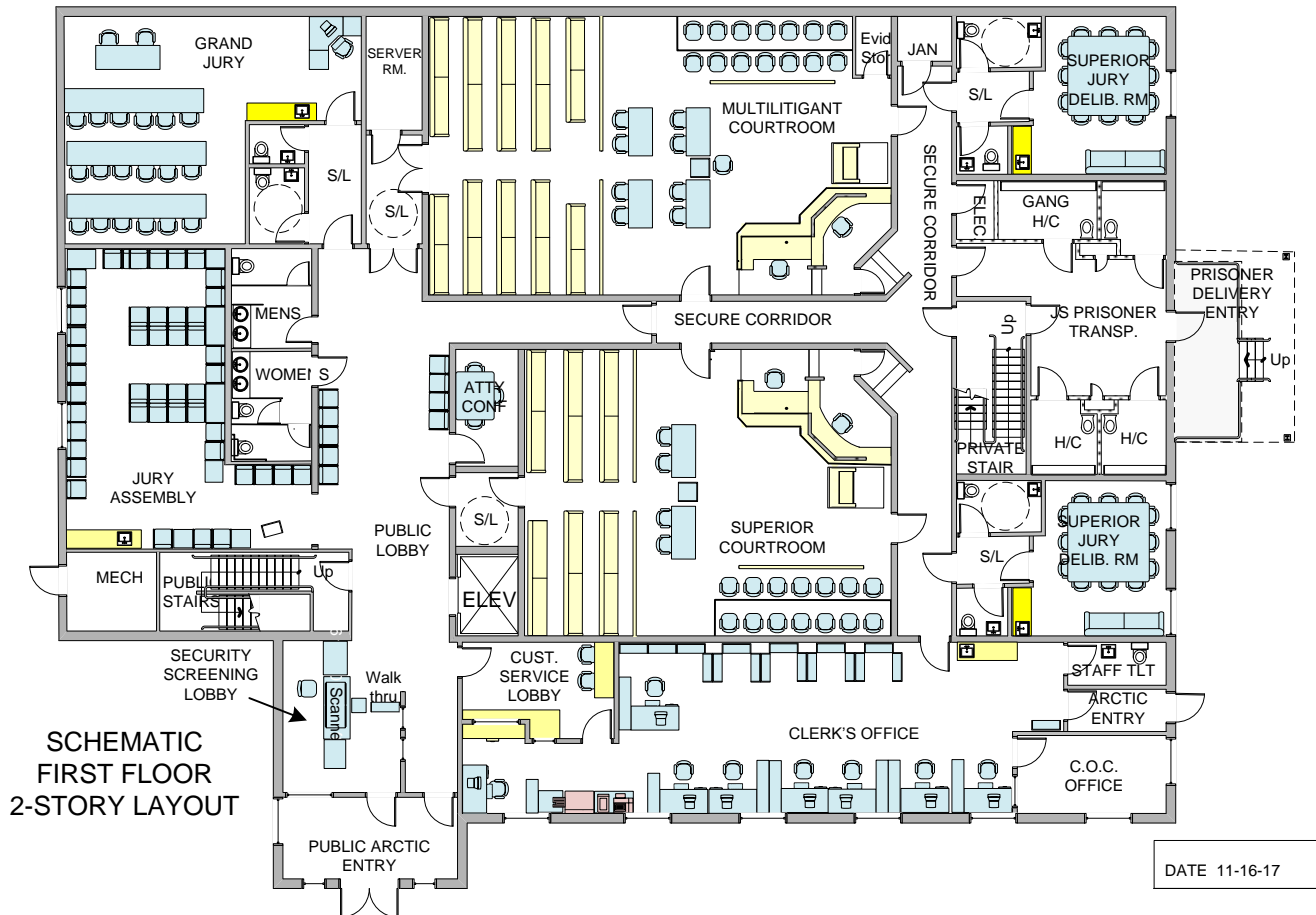
12,165 NUSF

Estimated Additional Building Space – Note that the estimated SF is based on a single floor layout, with a single Tenant (the ACS). Public Circulation, Public Restrooms, and other common spaces will typically increase with a multi-story building, and with additional tenants: (these sizes and spaces are determined by the Landlord as necessary to accomplish the contract requirements):

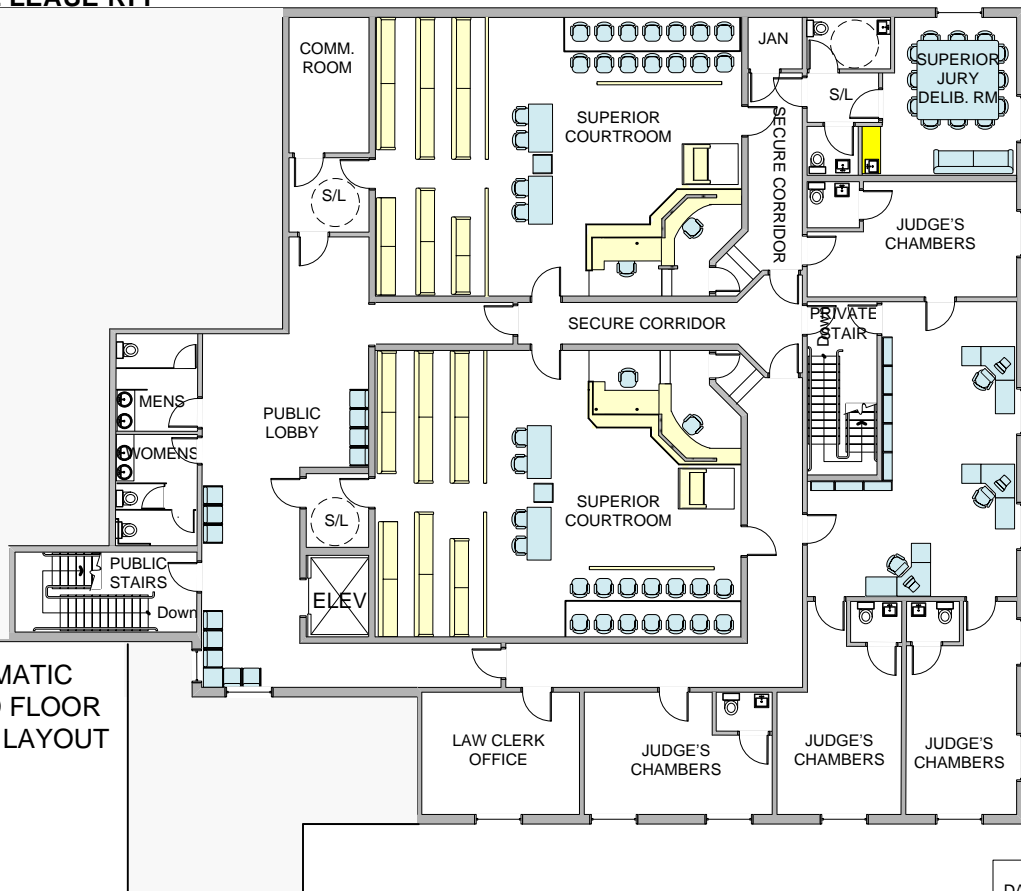
Arctic Entries	100 SF
Public Circulation – Hallways and Stairs	1,000 SF
Mens & Womens Restrooms as required by code & Janitor:	250 SF
Mechanical, electrical and other rooms as necessary:	200 SF

ESTIMATED TOTAL BUILDING AREA:

13,725 SF



**SCHEMATIC
SECOND FLOOR
2-STORY LAYOUT**



AREA IDENTIFICATION:	SECURITY SCREENING LOBBY		
QTY REQUIRED:	ONE (1)	TYPICAL OCCUPANCY:	(2) Security Staff (5) Public
PURPOSE:	Space functions as a security checkpoint to for public entering the courthouse. Allows screening of the public and their possessions via an X-Ray scanner and a walk-thru scanner prior to proceeding to the remainder of the courthouse.	MINIMUM NUSF:	180SF
REQUIRED ADJACENCIES:	All Access: From: Public Arctic Entry to Screening - one way, unless used as fire exit. To: Directly into the public lobby and public circulation. Note: Public exiting from courthouse must be physically separated from, but adjacent to this space. Exiting can be through same Public Arctic Entry	MIN. DIMENSIONS EACH DIRECTION: 11'-0" width across scanning equipment; Minimum 16'-0" length required from front to back of equipment	
SPECIAL CONSTRUCTION:	Typical exterior walls, and full height to structural interior walls for security separation from remainder of courthouse.	CEILING HEIGHTS:	Minimum: 8'-6"AFF
FINISHES:¹	Typical public area finishes walls and ceiling. Walk-off carpet for high traffic	CEILING DETAILS:	None
EXTERIOR WINDOWS:	None required	DOOR LITES:	DR 1: 24"x24" door lite.
INTERIOR RELITES:	Min. (1) 4'-0"Wx4'-0"H w/viewline to public exit path; and(1) 2'-6" w/viewline to Public Artic Entry		
DOOR SPECS⁶:	DR 1: From Arctic Entry (1) single door w/ 1/2 relite	HARDWARE:	DR 1: Exit device; Pull; closer
ELECTRICAL:³	(1) Quad floor outlet located below scanner equipment. Wall outlet located at wall adjacent to walk-thru.		
PHONE/DATA:⁴	(1) Floor outlet located below scanner equipment. Locate (1) wall outlet at wall adjacent table.		
MECHANICAL:⁵	Locate outlets as follows: (1) phone and (1) computer; and (1) duress button at security guard station.		
CASEWORK:	No additional requirements		
ACS PROVIDED & INSTALLED EQUIPMENT:	Scanner: 78"L x 33"W x 30"H; Tables on front and end of scanner: (2) 42"L x 30"W; Walk-thru Metal Detector 36"W x 14"D x 78"H Phone, computer, duress button	ACS PROVIDED FURNITURE:	Chair for screening staff; maybe a bookshelf to block off entry to screener area.
ACS PROVIDED / LANDLORD INSTALLED MATLS/EQUIPMENT	Walk-off Carpet Horizontal Blinds at Windows		
COMMENTS:			
NOTES: 1. Typical finishes are specified as: Public Areas: Type X GWB with (2) coats eggshell latex enamel paint at all walls; Acoustical ceiling tile at ceiling; carpet flooring w/4"H rubber cove base. Window sills should be a stain resistant low maintenance finish. Reference Section C - General Lease Requirements for additional information. 2. This is a preferred item - not required. 3. This is to identify requirements beyond typical electrical devices, lighting and fire safety systems required by code and as required in Paragraph 13 General Electrical, Section C.3 Technical Lease 4. This is to identify locations, and note specific items beyond typical Low Voltage Systems required in Paragraph 14 Low Voltage Systems, Section C.3 - Technical Lease Requirements of the RFP. 5. This is to identify any requirements beyond typical mechanical, HVAC, plumbing, and life safety systems required by code and as required in Paragraph 15 Plumbing, Section C.3 Technical Lease Requirements of the RFP. 6. This is to identify any requirements beyond typical doors and frames referenced in Paragraph 21 Doors, Hardware and Keying, Section C.3 Technical Lease Requirements of the RFP. 7. This is to identify specific items beyond typical hardware referenced in Paragraph 21E Hardware, Section C.3 Technical Lease Requirements of the RFP			

AREA IDENTIFICATION: PUBLIC LOBBY(S)			
QTY REQUIRED:	ONE (1) per Building Floor; For purposes of this RFP a 2-Floor building is assumed - so TWO (2) total required	TYPICAL OCCUPANCY:	(20) Public
PURPOSE:	Public gathering space while awaiting court proceedings or other business. Main floor lobby used as overflow space during Jury Assembly days.	MINIMUM NUSF:	400SF per Floor
REQUIRED ADJACENCIES:	Public Access: From: Directly from Security Screening Lobby To: Jury Assembly area, public halls/stairs, and toilets; Close to courtrooms and clerk's office.	MIN. DIMENSIONS EACH DIRECTION:	12'-0" width in front of elevator, stairs and courtroom
SPECIAL CONSTRUCTION:	None: Typical interior walls; Provide structural backing in wall to support Flat screen monitor bracket - location to be coordinated w/ACS.	CEILING HEIGHTS:	Minimum: 8'-6"AFF
FINISHES: ¹	Typical Public Area	CEILING DETAILS:	None
EXTERIOR WINDOWS:	Minimum (1) 5'-0"W x 4'-0"H	DOOR LITES:	None
INTERIOR RELITES:	None required		
DOOR SPECS ⁶ :	Wall openings only: From Lobby to Public Circulation and to Jury Assembly	HARDWARE:	None
ELECTRICAL: ³	Provide (1) duplex for Calendaring Monitor on centrally located, easily visible wall at 8'-0"AFF.		
PHONE/DATA: ⁴	Provide (1) data outlet for Calendaring Monitor on centrally located, easily visible wall at 8'-0"AFF. Route to Server Room .		
MECHANICAL: ⁵	No additional requirements		
CASEWORK:	None		
ACS PROVIDED & INSTALLED EQUIPMENT:	Flat Screen Monitor and supporting wall bracket to show Court Calendar (1-2) Ceiling mounted speakers as part of Jury Assembly PA System.	ACS PROVIDED FURNITURE:	Min of (3) Side and/coffee Tables Min of (12) chairs outside Jury Assembly
ACS PROVIDED / LANDLORD INSTALLED MATLS / EQUIPMENT	Carpet Horizontal Blinds at Windows Interior Wall Signage: (16) Mounted on Walls; (1) Signs Mounted on Doors		
COMMENTS:			
NOTES:			
1. Typical finishes are specified as: Public Areas: Type X GWB with (2) coats eggshell latex enamel paint at all walls; Acoustical ceiling tile at ceiling; carpet flooring w/4"H rubber cove base. Window sills should be a stain resistant low maintenance finish.			
2. This is a preferred item - not required.			
3. This is to identify requirements beyond typical electrical devices, lighting & fire safety systems required by code & as required in Paragraph 13 General Electrical, Section C.3 Technical Lease Requirements of the RFP.			
4. This is to identify locations, and note specific items beyond typical Low Voltage Systems required in Paragraph 14 Low Voltage Systems, Section C.3 - Technical Lease Requirements of the RFP.			
5. This is to identify any requirements beyond typical mechanical, HVAC, plumbing, and life safety systems required by code and as required in Paragraph 15 Plumbing, Section C.3 Technical Lease Requirements of the RFP.			
6. This is to identify any requirements beyond typical doors and frames referenced in Paragraph 21 Doors, Hardware and Keying, Section C.3 Technical Lease Rqrmts of the RFP.			
7. This is to identify specific items beyond typical hardware referenced in Paragraph 21E Hardware, Section C.3 Technical Lease Requirements of the RFP			

AREA IDENTIFICATION:	JURY ASSEMBLY		
QTY REQUIRED:	ONE (1)	TYPICAL OCCUPANCY:	(40) Public (1) Staff
PURPOSE:	Large open public gathering space for public responding to Jury summons. Waiting area, while filling out forms and until called to court or released.	MINIMUM NUSF:	550SF
REQUIRED ADJACENCIES:	Public Access: Directly from Public Lobby; access to/from Public Halls/Stairs. Preferred Public Access²: Directly from Customer Service Lobby Preferred Secure Access²: Door directly from Clerk's Office	MIN. DIMENSIONS EACH DIRECTION:	15'-0"minimum width
SPECIAL CONSTRUCTION:	None: Typical interior walls. Provide structural backing in wall to support Flat screen monitor bracket - location to be coordinated w/ACS.	CEILING HEIGHTS:	Minimum: 9'-0"AFF
FINISHES:¹	Typical Public Area	CEILING DETAILS:	None
EXTERIOR WINDOWS:	Minimum (1) 5'-0"W x 4'-0"H	DOOR LITES:	Preferred DR 2²: 8"x24" door lite
INTERIOR RELITES²:	Preferred: Interior relites from Public Lobby and Public Halls		
DOOR SPECS⁶:	Wall Opening: From: Public Circulation DR 1 - Secondary Fire Exit for Assembly Occupancy - Single IHM Preferred DR 2² - From Cust. Service Lobby: single 36"W door - w/door lite Preferred DR 3² - From Clerk's Office: single 36"W door - solid	HARDWARE:	DR 1: Closer; Exit Device; Ext: Cipher lock; Typ. Exterior hardware Preferred DR 2²: Lockset: Keyed Jury Ass. side; Operable Cust. Service Lobby side; Preferred DR 3²: Closer; Cipher Lock Jury Ass. side; Operable Clerk's Office side
ELECTRICAL:³	(2) duplexes above coffee countertop; Provide (2) duplexes adjacent to j-boxes required for flat video monitor system - Ref Section C, Paragraph 14.F.		
PHONE/DATA:⁴	No additional requirements		
ROUTING FOR PA AND VIDEO SYSTEM	Reference Paragraph 14.C Audio System and 14.F Video Systems, Section C - Technical Lease Requirements for Public Announcement system and Video Viewing System requirements in Jury Assembly.		
MECHANICAL:⁵	Deep basin sink with gooseneck faucet at coffee counter for filling coffee and water containers		
CASEWORK:	Min 6'-0" L Coffee Counter w/sink; (1) Sink Cabinet; (1) adjustable shelf cabinet and (1) 4 drawer cabinet		
ACS PROVIDED & INSTALLED EQUIPMENT:	Microphones, Ceiling Speakers, audio cabling for PA System Flat screen monitor and supporting wall bracket for TV Viewing	ACS PROVIDED FURNITURE:	Min of (6) Side and/coffee Tables Min of (40) stacking chairs; (1) podium
ACS PROVIDED / LANDLORD INSTALLED MATLS / EQUIPMENT	Carpet (2) Cipher Locks Horizontal Blinds at Windows		
COMMENTS:	At Coffee Counter: Provide Toilet Accessories: Paper Towel Dispenser; Wall Mounted Soap Dispenser		

AREA IDENTIFICATION: JURY ASSEMBLY

NOTES:

- 1. Typical finishes are specified as:
Public Areas: Type X GWB with (2) coats eggshell latex enamel paint at all walls; Acoustical ceiling tile at ceiling; carpet flooring w/4"H rubber cove base. Window sills should be a stain resistant low maintenance finish.
- 2. This is a preferred item - not required.
- 3. This is to identify requirements beyond typical electrical devices, lighting & fire safety systems required by code & as required in Paragraph 13 General Electrical, Section C.3 Technical Lease Requirements of the RFP.
- 4. This is to identify locations, and note specific items beyond typical Low Voltage Systems required in Paragraph 14 Low Voltage Systems, Section C.3 - Technical Lease Requirements of the RFP.
- 5. This is to identify any requirements beyond typical mechanical, HVAC, plumbing, and life safety systems required by code and as required in Paragraph 15 Plumbing, Section C.3 Technical Lease Requirements of the RFP.
- 6. This is to identify any requirements beyond typical doors and frames referenced in Paragraph 21 Doors, Hardware and Keying, Section C.3 Technical Lease Rqrmts of the RFP.
- 7. This is to identify specific items beyond typical hardware referenced in Paragraph 21E Hardware, Section C.3 Technical Lease Requirements of the RFP

AREA IDENTIFICATION:	ATTORNEY CONFERENCE ROOM	
QTY REQUIRED:	ONE (1)	TYP. OCCUPANCY: (3) Public
PURPOSE:	Accommodates attorney and client meetings to discuss proceedings prior to or after court.	MINIMUM NUSF: 60SF
REQUIRED ADJACENCIES:	Public Access: From Public Halls/Stairs or Public Lobby Secure Access: None	MIN. DIMENSIONS EACH WAY: 6'-0" width; 8'-0" length (wall with door)
SPECIAL CONSTRUCTION:	None: Typical interior walls	CEILING HEIGHTS: Minimum: 8'-0"AFF
FINISHES:¹	Typical Public Area	CEILING DETAILS: None
EXTERIOR WINDOWS²:	(1) Window Preferred, Not required	DOOR LITES: DR 1: 8"x 24" Door Lite
INTERIOR RELITES:	None	
DOOR SPECS⁶:	DR 1: From: Public Halls, Public Lobby - single door 36"W w/small relite	HARDWARE: DR 1: Lockset: Keyed outside; Operable (no lock) Inside
ELECTRICAL:³	No additional requirements	
PHONE/DATA:⁴	No additional requirements	
MECHANICAL:⁵	No additional requirements	
CASEWORK:	None	
ACS PROVIDED & INSTALLED EQUIPMENT:	None	ACS PROVIDED FURNITURE: (1) 36" x 42" Table (3) chairs
ACS PROVIDED / LANDLORD INSTALLED MATLS / EQUIPMENT	Carpet Horizontal Blinds at Windows	
COMMENTS:		
NOTES:		
<p>1. Typical finishes are specified as: Public Areas: Type X GWB with (2) coats eggshell latex enamel paint at all walls; Acoustical ceiling tile at ceiling; carpet flooring w/ 4"H rubber cove base. Window sills should be a stain resistant low maintenance finish.</p> <p>2. This is a preferred item - not required.</p> <p>3. This is to identify requirements beyond typical electrical devices, lighting & fire safety systems required by code & as required in Paragraph 13 General Electrical, Section C.3 Technical Lease Requirements of the RFP.</p> <p>4. This is to identify locations, and note specific items beyond typical Low Voltage Systems required in Paragraph 14 Low Voltage Systems, Section C.3 - Technical Lease Requirements of the RFP.</p> <p>5. This is to identify any requirements beyond typical mechanical, HVAC, plumbing, and life safety systems required by code and as required in Paragraph 15 Plumbing, Section C.3 Technical Lease Requirements of the RFP.</p> <p>6. This is to identify any requirements beyond typical doors and frames referenced in Paragraph 21 Doors, Hardware and Keying, Section C.3 Technical Lease Requirements of the RFP.</p> <p>7. This is to identify specific items beyond typical hardware referenced in Paragraph 21E Hardware, Section C.3 Technical Lease Requirements of the RFP</p>		

AREA IDENTIFICATION:	SUPERIOR COURTROOM
QTY REQUIRED:	THREE (3) TYPICAL OCCUPANCY: (3) Staff; (6) Litigants in Arena (14) Jurors; (50) Spectators
PURPOSE:	<p>Space should accommodate Superior court Trials - with the following areas (Reference Appendix D - Schematic Courtroom; and Appendix D.1 Judge's Bench Casework):</p> <ul style="list-style-type: none"> Public Soundlock Entry to isolate courtroom sound from other spaces. Arena to accommodate (2) litigant tables and podium Jury box to accommodate (13) jurors, seated in swivel chairs, and (1) ADA wheelchair space, all shielded by modesty wall on front and sides. Elevated judge's bench, clerk's area & witness stand on movable platform. Spectator seating area w/bench seating for 50 people, including (1) ADA wheelchair space, behind a pony wall. Code required seating is 18"W. <p>MINIMUM NUSF: 1,100SF including all Courtroom areas and Public Soundlock</p> <p>MIN. DIMENSIONS EACH WAY: 18'-3" width x Length needed to accommodate all areas and all furnishings Soundlock: As required to comply with ADA.</p>
REQUIRED ADJACENCIES:	<p>Public Access: To/From Public Hallway or Public Lobby through Soundlock</p> <p>Juror Access: To/From Jury Rooms via Secured Hallway;</p> <p>Staff Access: To/From Secured Hallway via door behind Judge's Bench area</p> <p>Prisoner Delivery Access: From Secured Hallway enter directly into Arena area</p> <p>CEILING HEIGHTS: Minimum: 9'-6"AFF at Arena Over Judge's Bench: Preferred² 11'-0"H Min over Jury & Spect Seating: 9'-0"AFF Provide Soffit between ceilings at Spectator Stg & Jury Seating and Arena</p>
SPECIAL CONSTRUCTION:	<p>Perimeter Sound Walls: Able to isolate sound from all surrounding areas.</p> <p>Provide Platforms at the following locations:</p> <p><u>Back Row of Jury Box:</u> A 6"H x 42"D x length needed to accommodate at least (7) Jurors in swivel chairs.</p> <p><u>Judge's Bench:</u> An 18"H platform to accommodate Judge's Bench Casework, and seating behind for Judge, with stairs & handrail down to floor level for exiting.</p> <p><u>Clerk's Bench:</u> A 6"H platform adjacent to Judge's bench platform to accommodate Clerk Bench Casework at least 48" from wall for seating, with a 36"W opening to arena for clerk.</p> <p>Reference Appendix D.1 Plan.</p> <p>NOTE: Platform built for Judge's Bench/Clerk's Bench <u>must accommodate ACS provided and installed Judge's Bench Casework.</u> Ref. Appendix D.1 for bench size/configuration, and Appendix D.5 for Platform Construction.</p> <p>Other Required Wall Construction:</p> <p>Monitor Bracket Support: Provide backing within wall at location of bracket.</p> <p>Preferred² Modest Wall for Judge: A min. 7'-6"H wall behind the judge's bench, which shields the staff when exiting, is preferred. Stairs from the 18"H platform down to floor level are required to exit into the hallway.</p> <p>CEILING DETAILS: Ceiling should differentiate between arena and Spectator seating area by differing heights, and finish materials.</p>
FINISHES:¹	Typical Courtroom Interior
EXTERIOR WINDOWS:	None
INTERIOR RELITES:	None
	DOOR LITES: DR2: 8" x 24" door lite

AREA IDENTIFICATION: SUPERIOR COURTROOM	
DOOR SPECS⁶:	<p>DR 1: From Public Hall or Lobby to Soundlock: (1) 36"W solid SOUND door</p> <p>DR 2: From Soundlock to Courtroom: 36"W Single door -w/small lite.</p> <p>NOTE: This door must open into the Spectator Seating Area. It is Preferred² that the door be centered at the back - splitting the benches w/a center aisle.</p> <p>DR 3: From Secure Hallway to Judge's Bench: 30"W SOUND door - this is for judge/clerk use. <u>Judge must not need to go behind Clerk to exit.</u></p> <p>DR 4: From Secure Hallway to Arena: 36"W SOUND door - this is for Jurors & Prisoner Transport. DR 4 must have direct pathway to litigant seating.</p> <p>DR 5: If Req'd by Code, and DR 4 is not available: Fire Exit path from Courtroom - Single 36"W Fire Rated IHM door - for Secondary Fire exit</p> <p>Preferred² DR 6: From Secure Hall isolated solely for Prisoner Transport to Litigant Seating at Arena: 36"W SOUND door. NOTE: If beside Jury Box, door swing must swing toward side jury modesty wall to visually shield jury from Prisoner.</p>
HARDWARE⁷:	<p>DR 1: Closer; Exit Device; Lockset keyed outside; Sound HW per Note 7</p> <p>DR 2: Closer; Push/Pull; Sound Gasket;</p> <p>DR 3: Closer; Lockset - Keyed Ctrm side/Thumbturn Hall side; Sound HW per Note 7, Wide Angle Viewer</p> <p>DR 4, Pref² DR 6: Closer; Lockset - Cipher lock both sides; Sound HW per Note 7 WA viewer</p> <p>DR 5: Closer; Exit Device; Cipher lock on exterior; weatherstripping and Threshold</p>
ELECTRICAL:³	Additional to Courtroom Electrical noted below, Reference Judge's Bench Detail Appendix D.1 for electrical device locations and specifics. All controls for lighting to be located at Judge's Door or behind Clerk's Bench.
PHONE/DATA:⁴	Additional to Courtroom Low Voltage noted below, Reference Judge's Bench Detail Appendix D.1 for locations, routing and specifics of phone and data devices, and of audio, including conduit, video, mics/speakers (ACS provided), Clerk's Junction Box (CJB) and server (ACS provided).
MECHANICAL:⁵	Courtrooms should have separate climate control - due to higher occupancy. All thermostat controls to be located by Judge or Clerk.
CASEWORK:	Reference Section C - Technical Lease Requirements, Paragraph 17A Courtroom Casework. <u>The Judge's Bench Casework, including bench modesty walls, countertops, ledges, wall veneer and trim, and free-standing witness stand and platform will be provided and installed by ACS.</u> The Landlord shall install all electrical and low voltage (including audio conduit and CJB) required at ACS Provided Judge's Bench casework. Reference Appendix D.1 - Judge's Bench Detail for finish, size and configuration of Judge's bench casework, inc. witness stand and platform. Remaining courtroom finish woodwork shall be provided by the Landlord and shall match species and finish of ACS furnished Judge's Bench.
ACS PROVIDED & INSTALLED EQUIPMENT:	<p>Judge's Bench (inc. Clerk's Bench), Witness Stand & Platform casework.</p> <p>Digital Audio Recording Equipment Rack; Microphones, Speakers, audio cabling at Judge's Bench (reference Appendix D.1).</p> <p>Wall bracket and flat screen monitor for jury instructions.</p>
ACS PROVIDED / LANDLORD INSTALLED MATLS/EQUIPMENT	<p>Carpet</p> <p>(3-5) Cipher Locks</p> <p>Approx. 75LF of Spectator Seating - wood bench seating w/upholstered seats; wood backs and end arm panels;</p> <p>Fabric wrapped acoustical sound panels at walls surrounding jury and spectator seating areas. Estimated panel size is 36"W x 66"H. Reference Section C Technical Lease Requirements, Paragraph 19B ACS Provided Acoustical Wall Panels.</p> <p>Wall Signage: (2) Mounted on Walls; (2) Signs Mounted on Doors</p>
COMMENTS:	<p>Courtroom Sightlines:</p> <p>Location of litigant tables must provide a good sightline to the front of the jury box, witness stand, and judge's bench.</p> <p>Spectator seating area and litigant table seating shall face judge's bench. Jury Box shall face Judge's bench, or be 90 degs. turned from bench.</p> <p>Witness Stand shall be easily seen from Jury Box and Judge's Bench.</p>

AREA IDENTIFICATION:	SUPERIOR COURTROOM
NOTES: 1. Typical finishes are specified as: Courtroom Areas: <u>Walls:</u> Type X GWB with (2) coats eggshell latex enamel paint at all walls where no other finish; ACS Provided Sound panels extend from 42"H to ceiling at back and side walls of Jury Box and Spectator Seating Areas; Accent Paint or Wood Veneer Wall behind Judge <u>Flooring:</u> Carpet all areas - Match typical building carpet color at Spectator Seating area, different color at remainder of courtroom; 4"-6"H wood base at arena areas including jury box and front of judge's bench; 4"H rubber cove base at spectator seating; and behind judge's bench. Rubber stair nosing on platform edges. <u>Ceiling:</u> Acoustical tile throughout. Spectator and Jury Box ceiling to be differentiated by ACT pattern/height and GWB soffit from Arena; Ceiling over judge to accommodate 18"H platform. 2. This is a preferred item - not required. 3. This is to identify requirements beyond typical electrical devices, lighting & fire safety systems required by code & as required in Paragraph 13D.1 Electrical at Courtrooms, Section C Technical Lease Requirements of the RFP. Note that Landlord must coordinate locations of electrical conduit and components with the ACS provided Judge's/Clerk's Bench Casework. 4. This is to identify locations, and note specific items beyond typical Low Voltage Systems required in Paragraph 14 Low Voltage Systems, Section C - Technical Lease Requirements of the RFP. Note that Landlord must coordinate locations of low voltage conduit and components with the ACS provided Judge's/Clerk's Bench Casework. 5. This is to identify any requirements beyond typical mechanical, HVAC, plumbing, and life safety systems required by code and as required in Paragraph 15 Plumbing, Section C. Note that Landlord must coordinate locations of electrical conduit and components with the ACS provided Judge's/Clerk's Bench Casework. Technical Lease Requirements of the RFP. 6. This is to identify any requirements beyond typical doors and frames referenced in Paragraph 21 Doors, Hardware and Keying, Section C.3 Technical Lease Rqrmts of the RFP. 7. This is to identify specific items beyond typical hardware referenced in Paragraph 21E Hardware, Section C.3 Technical Lease Requirements of the RFP	

AREA IDENTIFICATION: MULTILIGANT SUPERIOR COURTROOM	
QTY REQUIRED: ONE (1)	TYPICAL OCCUPANCY: (3) Staff; (9) Litigants in Arena (14) Jurors; (80) Spectators
PURPOSE: Space should accommodate Superior court Trials - with the following areas (Reference Appendix D - Schematic Courtroom; and Appendix D.1 Judge's Bench Casework): Public Soundlock Entry to isolate courtroom sound from other spaces. Arena to accommodate (4) litigant tables and podium Jury box to accommodate (13) jurors, seated in swivel chairs, & (1) ADA wheelchair space, all shielded by modesty wall on front and sides. Elevated judge's bench, clerk's area & witness stand on movable platform. Spectator seating area w/bench seating for 80 people, including (2) ADA wheelchair space, behind a pony wall. Code required seating is 18"W. Evidence Storage Room to provide secure in-court storage of evidence.	MINIMUM NUSF: 1,400SF - including all courtroom areas, 24SF for Evidence Storage Room; and area as needed for Soundlock
	MIN. DIMENSIONS EACH WAY: Courtroom: 18'3" width x Length needed to accommodate all areas and all furnishings. Soundlock: As required to comply with ADA. Evidence Storage Room: Min 6'W x 4'D
REQUIRED ADJACENCIES:	Public Access: To/From Public Hallway or Public Lobby through Soundlock Juror Access: To/From Jury Rooms via Secured Hallway; Staff Access: To/From Secured Hallway via door behind Judge's Bench area Prisoner Delivery Access: From Secured Hallway enter directly into Arena area Evidence Storage: Access from Arena or Spectator seating area of Courtroom.
SPECIAL CONSTRUCTION:	CEILING HEIGHTS: Minimum: 9'-6"AFF at Arena Over Judge's Bench: Preferred² 11'-0"H Min over Jury & Spect Seating: 9'-0"AFF Provide Soffit between ceilings at Spectator Stg & Jury Seating and Arena
	CEILING DETAILS: Ceiling should differentiate between arena and Spectator seating area by differing heights, and finish materials. Evidence Storage Room shall have GWB ceiling.
	Perimeter Sound Walls: Able to isolate sound from all surrounding areas. Provide Platforms at the following locations: <u>Back Row of Jury Box:</u> A 6"H x 42"D x length needed to accommodate at least (7) Jurors in swivel chairs (provided by ACS). <u>Judge's Bench:</u> An 18"H platform to accommodate Judge's Bench Casework, & seating behind for Judge, with stairs & handrail down to floor level for exiting. Clerk's Bench: A 6"H platform adjacent to Judge's bench platform to accommodate Clerk Bench Casework at least 48" from wall for seating, with a 36"W opening to arena for clerk. Ref Appendix ____ Plan. NOTE: Platform built for Judge's Bench/Clerk's Bench <u>must accommodate ACS provided and installed Judge's Bench Casework.</u> Ref. Appendix D.1 for bench size/configuration, and Appendix D.5 for Platform Construction. Other Required Wall Construction: Monitor Bracket Support: Provide backing within wall at location of bracket. Preferred² Modest Wall for Judge: A min. 7'-6"H wall behind the judge's bench, which shields the staff when exiting, is preferred. Stairs from the 18"H platform down to floor level are required to exit into the hallway. Evidence Storage Walls: All walls must be full height to structure to secure against unwanted entry.
FINISHES: ¹	Typical Courtroom Interior

AREA IDENTIFICATION:	MULTILIGANT SUPERIOR COURTROOM		
EXTERIOR WINDOWS:	None	DOOR LITES:	DR2: 8" x 24" door lite
INTERIOR RELITES:	None		
DOOR SPECS⁶:	<p>DR 1: From Public Hall/Lobby to Soundlock: (1) 72"W double solid SOUND door</p> <p>DR 2: From Soundlock to Courtroom: 72"W Double door -w/small lite. NOTE: This door must open into the Spectator Seating Area. It is Preferred² that the door be centered at the back - splitting the benches w/a center aisle.</p> <p>DR 3: From Secure Hallway to Judge's Bench: 30"W SOUND door - this is for judge/clerk use. Judge must not need to go behind Clerk to exit.</p> <p>DR 4: From Secure Hallway to Arena: 36"W SOUND door - this is for Jurors & Prisoner Transport. DR 4 must have direct pathway to litigant seating.</p> <p>DR 5: If Req'd by Code, and DR 4 is not available: Fire Exit path from Courtroom - Single 36"W Fire Rated IHM door - for Secondary Fire exit</p> <p>Preferred² DR 6: From Secure Hall isolated solely for Prisoner Transport to Litigant Seating at Arena: 36"W SOUND door. NOTE: If beside Jury Box, door swing must swing toward side jury modesty wall to visually shield jury from Prisoner.</p> <p>DR 7: To Evidence Storage Rm - 36"W door - must swing out.</p>		<p>HARDWARE⁷:</p> <p>DR 1: Closers; Exit Devices; Lockset keyed outside; Astragal or removable Mullion; Sound HW per Note 7</p> <p>DR 2: Closers; Push/Pulls; Sound Gasket;</p> <p>DR 3: Closer; Lockset - Keyed Ctrrm side/Thumbturn Hall side; Sound HW per Note 7, Wide Angle Viewer</p> <p>DR 4, Pref² DR 6: Closer; Lockset - Cipher lock both sides; Sound HW per Note 7 WA viewer</p> <p>DR 5: Closer; Exit Device; Cipher lock on exterior; weatherstripping and Threshold</p> <p>DR 7: Store Rm lockset w/deadbolt</p>
ELECTRICAL:³	Additional to Courtroom Electrical noted below, Reference Judge's Bench Detail Appendix D.1 for electrical device locations and specifics. All controls for lighting to be located at Judge's Door or behind Clerk's Bench.		
PHONE/DATA:⁴	Additional to Courtroom Low Voltage noted below, Reference Judge's Bench Detail Appendix D.1 for locations, routing and specifics of phone and data devices, and of audio, including conduit, video, mics/speakers (ACS provided), Clerk's Junction Box (CJB) and server (ACS provided).		
MECHANICAL:⁵	Courtrooms should have separate climate control - due to higher occupancy. All thermostat controls to be located by Judge or Clerk.		
CASEWORK:	Reference Section C - Technical Lease Requirements, Paragraph 17A Courtroom Casework. The Judge's Bench Casework, including bench modesty walls, countertops, ledges, wall veneer and trim, and free-standing witness stand and platform will be provided and installed by ACS. The Landlord shall install all electrical and low voltage (including audio conduit and CJB) required at ACS Provided Judge's Bench casework. Reference Appendix D.1 - Judge's Bench Detail for finish, size and configuration of Judge's bench casework, inc. witness stand and platform. Remaining courtroom finish woodwork shall be provided by the Landlord and shall match species and finish of ACS furnished Judge's Bench.		
ACS PROVIDED & INSTALLED EQUIPMENT:	Judge's Bench (inc. Clerk's Bench), Witness Stand & Platform casework. Digital Audio Recording Equipment Rack; Microphones, Speakers, audio cabling at Judge's Bench (reference Appendix D.1). Wall bracket and flat screen monitor for jury instructions.	ACS PROVIDED FURNITURE:	(22) jury, litigant, witness, & staff chairs; (2) 30"x66"-72" Litigant Tables; (1) 24"W Podium; misc. items at judge's bench;
ACS PROVIDED / LANDLORD INSTALLED MATLS/EQUIPMENT	<p>Carpet</p> <p>(3-5) Cipher Locks</p> <p>Approx. 120LF of Spectator Seating - wood bench seating w/upholstered seats; wood backs and end arm panels;</p> <p>Fabric wrapped acoustical sound panels at walls surrounding jury and spectator seating areas. Estimated panel size is 36"W x 66"H. Reference Section C Technical Lease Requirements, Paragraph 19B ACS Provided Acoustical Wall Panels</p> <p>Interior Wall Signage: (1) Mounted on Walls; (2) Signs Mounted on Doors</p>		
COMMENTS:	<p>Courtroom Sightlines:</p> <p>Location of litigant tables must provide a good sightline to the front of the jury box, witness stand, and judge's bench.</p> <p>Spectator seating area and litigant table seating shall face judge's bench. Jury Box shall face Judge's bench, or be 90 degs. turned from bench.</p> <p>Witness Stand shall be easily seen from Jury Box and Judge's Bench.</p> <p>Placement of storage room shall not obstruct sightlines, nor infringe on the arena area.</p>		

AREA IDENTIFICATION:	MULTILIGANT SUPERIOR COURTROOM
NOTES: 1. Typical finishes are specified as: Courtroom Areas: Walls: Type X GWB with (2) coats eggshell latex enamel paint at all walls where no other finish; Sound panels extend from 42"H to ceiling at back and sides of Jury Box and Spectator Seating Areas; Accent Paint or Wood Veneer Wall behind Judge Flooring: Carpet all areas - Match typical building carpet color at Spectator Seating area, different color at remainder of courtroom; 4"-6"H wood base at arena areas including jury box and front of judge's bench; 4"H rubber cove base at spectator seating; and behind judge's bench. Rubber stair nosing on platform edges. Ceiling: Acoustical tile throughout, except Evidence Storage Room. Spectator and Jury Box ceilings to be differentiated by ACT pattern/height and GWB soffit from Arena; Ceiling over judge to accommodate 18"H platform. Evidence Storage Room shall have painted GWB ceiling. 2. This is a preferred item - not required. 3. This is to identify requirements beyond typical electrical devices, lighting and fire safety systems required by code & as required in Paragraph 13D.1 Electrical at Courtrooms, Section C Technical Lease Requirements of the RFP. Note that Landlord must coordinate locations of electrical conduit and components with the ACS provided Judge's/Clerk's Bench Casework. 4. This is to identify locations, and note specific items beyond typical Low Voltage Systems required in Paragraph 14 Low Voltage Systems, Section C - Technical Lease Requirements of the RFP. Note that Landlord must coordinate locations of low voltage conduit and components with the ACS provided Judge's/Clerk's Bench Casework. 5. This is to identify any requirements beyond typical mechanical, HVAC, plumbing, and life safety systems required by code and as required in Paragraph 15 Plumbing, Section C. Note that Landlord must coordinate locations of electrical conduit and components with the ACS provided Judge's/Clerk's Bench Casework. Technical Lease Requirements of the RFP. 6. This is to identify any requirements beyond typical doors and frames referenced in Paragraph 21 Doors, Hardware and Keying, Section C.3 Technical Lease Rqrmts of the RFP. 7. This is to identify specific items beyond typical hardware referenced in Paragraph 21E Hardware, Section C.3 Technical Lease Requirements of the RFP	

AREA IDENTIFICATION:		CUSTOMER SERVICE COUNTER LOBBY	
QTY REQUIRED:	ONE (1)	TYP. OCCUPANCY:	(6) Public
PURPOSE:	Provides Customer Service counter/window to allow Clerks to help customers from secured side in Clerk's Office. Provides self-help areas for customers also.		MINIMUM NUSF: 140SF
REQUIRED ADJACENCIES:	Public Access: Direct access from Public Hallways and Preferably ² Jury Assembly Secure Access: From Clerk's Office via counter window, and secured door.	MIN. DIMENSIONS EACH WAY:	8'-0" width in front of counter
SPECIAL CONSTRUCTION:	None: Typical interior walls (Reference Clerk's Office for ballistic shielding below Customer Service Counter). Wall at Service Counter to jog around to the Clerk's side of the counter, to provide privacy at the start of the 30"W window.	CEILING HEIGHTS:	Minimum: 8'-0"AFF
FINISHES: ¹	Typical Public Area	CEILING DETAILS:	NONE
EXTERIOR WINDOWS: INTERIOR RELITES ² :	Above Customer Service Counter: Provide (2) fixed plexiglass windows with HM frames. One (1) window glass shall start 4" above counter (gap is needed to pass documents). Both shall extend to 7' AFF. Provide a speak-thru at approximately 60"H centered horizontally in each window. One window to be a minimum size of 5'W; and the second shall be 30"W. Preferred Relite from Public Hallways and/or Jury Assembly	DOOR LITES:	DR 1: 8" x 24" door lite DR 3: 8" x 24" door lite
DOOR SPECS ⁶ :	DR 1: From/To Public Hallway and/or Jury Assembly: single door - w/small lite. Preferred DR 2 ² - Refer to Jury Assembly DR 3: From Clerk's Office to Cust. Serv. Lobby: single 36" door - w/small lite	HARDWARE:	DR 1: Closer; Lockset: Keyed outside; operable Cust. Serv. Cntr Lobby side Pref. DR 2: Ref. to Jury Assembly DR 3: Closer; Lockset: Cipher lock Cust. Serv. side: operable Clerk's Office
ELECTRICAL: ³	(1) quad or (2) duplex outlets below self help countertop; (2) duplex outlets below Customer Service Counter		
PHONE/DATA: ⁴	Locate (1) ea typical outlet below self-help countertop; (2) outlets below Customer Service Counter		
MECHANICAL: ⁵	No additional requirements		
CASEWORK:	Customer Service Countertop: 96"L x 36"D x 42"H (Ref. Clerk's office for ballistic shielding on underside of counter) w/Cash Drawer. At the start of the 30"W window, configure the wall containing the counter with a jog to the Clerk's Office side of the counter to provide a separate station, with privacy for the customer. Self Help Counter: 60"L x 24"D Self-Help Countertop w/grommet. Install at 30"H for ADA		
ACS PROVIDED & INSTALLED EQUIPMENT:	None	ACS PROVIDED FURNITURE:	(2) chairs at ADA countertop.
ACS PROVIDED / LANDLORD INSTALLED MATLS/EQUIPMENT	Carpet (1) Cipher Lock Window Blinds if applicable Interior Wall Signage: (1) Mounted on Wall		
COMMENTS:			
NOTES:			
1. Typical finishes are specified as: Public Areas: Type X GWB with (2) coats eggshell latex enamel paint at all walls; Acoustical ceiling tile at ceiling; carpet flooring w/4"H rubber cove base. Window sills should be a stain resistant low maintenance finish.			
2. This is a preferred item - not required.			
3. This is to identify requirements beyond typical electrical devices, lighting and fire safety systems required by code & as required in Paragraph 13 General Electrical, Section C.3 Technical Lease Requirements of the RFP.			
4. This is to identify locations, and note specific items beyond typical Low Voltage Systems required in Paragraph 14 Low Voltage Systems, Section C.3 - Technical Lease Requirements of the RFP.			
5. This is to identify any requirements beyond typical mechanical, HVAC, plumbing, and life safety systems required by code and as required in Paragraph 15 Plumbing, Section C.3 Technical Lease Requirements of the RFP.			
6. This is to identify any requirements beyond typical doors and frames referenced in Paragraph 21 Doors, Hardware and Keying, Section C.3 Technical Lease Rqrmts of the RFP.			
7. This is to identify specific items beyond typical hardware referenced in Paragraph 21E Hardware, Section C.3 Technical Lease Requirements of the RFP			

AREA IDENTIFICATION:	GRAND JURY SUITE		
QTY REQUIRED:	ONE (1)	TYPICAL OCCUPANCY:	(18) Jurors (2) DA & Witness (1) Staff
PURPOSE:	Grand Jury deliberation space - able to accommodate 18 jurors at tables, facing a witness and DA at a table. Court Clerk records testimony from a workstation in corner. Suite includes a deliberation room, a soundlock; an ADA compliant toilet and a small toilet.	MINIMUM NUSF:	680SF including deliberation room, (2) toilets & Soundlock
REQUIRED ADJACENCIES:	Juror, DA and Witness Access: From Public Lobby & Public Hallway to Soundlock Preferred²: Additional Access from Secure Hallway to Soundlock for clerk.	MIN. DIMENSIONS EACH WAY:	Deliberation Rm: 18' width to accommodate juror seating, with an aisle; 30' length to accommodate jurors, witness/DA & clerk.
SPECIAL CONSTRUCTION:	Perimeter Sound Walls around entire suite - able to isolate sound from all surrounding areas.	CEILING HEIGHTS:	Minimum: 8'-0" AFF
FINISHES:¹	Typical Grand Jury; and Typical Toilet Interior	CEILING DETAILS:	None
EXTERIOR WINDOWS:	None	DOOR LITES:	None
INTERIOR RELITES:	None		
DOOR SPECS⁶:	DR 1: From Public Hallway to Soundlock: (1) 36"W door - solid SOUND door Preferred² DR 2: From Secure Hall to Soundlock: (1) 36" door - solid SOUND door DR 3: From Soundlock to Deliberation Room: (1) 36"W door - solid. DR 4 & 5: From Soundlock To Jury toilets: (1) 36"W doors - solid	HARDWARE⁷:	DR 1: Closer; Lockset: Keyed outside; operable S/L side; Sound HW per Note 7 Pref² DR 2: Closer; Lockset Keyed both sides; Sound HW per Note 7 DR 3: Closer; Latchset both sides DR 4 & 5: Privacy lock; smoke seal
ELECTRICAL:³	(2) duplexes above coffee countertop; (1) duplex in open undercounter area for fridge; (1) quad outlet on wall behind Clerk's Workstation; (1) duplex on wall behind DA/Witness table; (1) GFCI duplex in each toilets		
PHONE/DATA:⁴	Locate (1) outlet on wall behind Clerk's workstation; and (1) outlet on wall behind DA/Witness table.		
ROUTING FOR AUDIO SYSTEM	Reference Section C - Technical Lease Requirements, Paragraph 14C Audio System for requirements. For Juror microphones - in lieu of floor outlets, Landlord may provide an outlet at each end wall of each row of juror seating		
MECHANICAL:⁵	Deep basin sink with gooseneck faucet at coffee counter for filling coffe and water containers; toilet; wall hung sink; and exhaust fans at toilets		
CASEWORK:	Min 84"L Coffee Counter w/sink; (1) Sink Ped; (1) shelf ped, (1) 4 drawer ped and undercounter open area for undercounter refrigerator. Provide overhead wall shelf cabinets above countertop.		
ACS PROVIDED & INSTALLED EQUIPMENT:	Undercounter refrigerator; microwave Digital Audio Recording Equipment Rack; Microphones, Speakers, audio cabling.	ACS PROVIDED FURNITURE:	(9)24"D x 60"L Juror Tables (1) 30"D x 72"L Witness, DA Table (21) chairs; (1) Clerk's Workstation
ACS PROVIDED / LANDLORD INSTALLED MATLS/EQUIPMENT	Carpet (1) Marker board to be mechanically attached to wall. Approximately 8'W x 4'H Fabric wrapped acoustical sound panels at (2) walls of room adjacent to juror seating. Estimated panel size is 36"W x 66"H. Reference Section C Technical Lease Requirements, Paragraph 19B ACS Provided Acoustical Wall Panels. Interior Wall Signage: (2) Mounted on Walls;		
COMMENTS:	Toilet Accessories For Each Toilet: Provide Paper Towel Disp./Disposal (Lg cap.); Toilet Paper Disp; Mirror with shelf; Shelf-mounted Soap Disp.; Seat Cover Disp. Grab Bars at ADA Toilet. At Coffee Counter: Paper Towel Dispenser; Wall Mounted Soap Dispenser		

AREA IDENTIFICATION: GRAND JURY SUITE

NOTES:

- 1. Typical finishes are specified as:
Grand Jury: Type X GWB with (2) coats eggshell latex enamel paint at all walls; Acoustical wall panels as describe above, accent wall paint on (1) wall in deliberation room. Acoustical ceiling tile at ceiling; carpet flooring w/4"H rubber cove base. Window sills should be a stain resistant low maintenance finish.
Toilets: Type Moisture Resistant GWB with (2) coats semi-gloss latex enamel paint at all walls; Plumbing wall to have FRP surface to 48"H per IBC requirements. Commercial vinyl sheet flooring with cove base. GWB Ceiling.
- 2. This is a preferred item - not required.
- 3. This is to identify requirements beyond typical electrical devices, lighting & fire safety systems required by code and as required in Paragraph 13 General Electrical, Section C.3 Technical Lease Requirements of the RFP.
- 4. This is to identify locations, and note specific items beyond typical Low Voltage Systems required in Paragraph 14 Low Voltage Systems, Section C.3 - Technical Lease Requirements of the RFP.
- 5. This is to identify any requirements beyond typical mechanical, HVAC, plumbing, and life safety systems required by code and as required in Paragraph 15 Plumbing, Section C.3 Technical Lease Requirements of the RFP.
- 6. This is to identify any requirements beyond typical doors and frames referenced in Paragraph 21 Doors, Hardware and Keying, Section C.3 Technical Lease Rqrmts of the RFP.
- 7. This is to identify specific items beyond typical hardware referenced in Paragraph 21E Hardware, Section C.3 Technical Lease Requirements of the RFP

AREA IDENTIFICATION: SERVER ROOM AND COMMUNICATION ROOM			
QTY REQUIRED:	ONE (1) Server Room on Main Floor If more than one floor: ONE (1) Communications Room on 2nd Floor	TYPICAL OCCUPANCY:	(1) Staff
PURPOSE:	Server Room and Comm. Room accommodate all file, audio, video and phone servers, switches, patch panels, and supporting audio equipment, duress panels, and future access control or other new systems. Additionally, Server room accommodates Landlord provided phone service box and (2) internet service boxes.	MINIMUM NUSF:	Server Room: 120SF Communication Room: 70SF
REQUIRED ADJACENCIES:	Public Access: None Secure Access: From Secured court area of courthouse, or secured mech/electrical rooms	MIN. DIMENSIONS EACH WAY:	Server Room: 8' -0" min width Communication Room: 6'-0" min width
SPECIAL CONSTRUCTION:	All walls to be finished with 3/4" ACX fire rated plywood from 6" AFF to 7'-0" AFF. Wall to extend to structure above to serve as equipment backer boards.	CEILING HEIGHTS:	Min. 8'-6" AFF
FINISHES: ¹	Typical Service Area	CEILING DETAILS:	Must be accessible ceiling type.
EXTERIOR WINDOWS:	None	DOOR LITES:	None
INTERIOR RELITES:	None		
DOOR SPECS ⁶ :	DR 1: (1) 36"W door - solid at each Comm Room	HARDWARE ⁷ :	DR 1: Lockset: Store Room function; Smoke Gasket
ELECTRICAL: ³	Provide (3) 20amp or 15amp dedicated circuits at wall adjacent to equipment racks at Server Room, provide (2) of the same at Comm. Room. All other outlets shall be dedicated in Server and Comm room. Reference Appendix E - Server Room for additional information.		
PHONE/DATA: ⁴	Provide patch panels and patch cords adequately sized for the number of cables + 10% expansion.		
MECHANICAL: ⁵	Reference Section C - Technical Lease Requirements, Paragraph 16C for Server Room ventilation and Communications Room ventilation. Server room system needs to exhaust away 25,000BTU per hour of heat produced by typical equipment. The Comm Room cooling system needs to exhaust away 2,000BTU per hour of heat. Room must maintain 68 degrees F.		
CASEWORK:	None		
ACS PROVIDED & INSTALLED EQUIPMENT:	ACS to provide duress panel and (2) floor mounted server racks in Server Room and (1) floor mounted rack in Communications Room.	ACS PROVIDED FURNITURE:	(1) chair
ACS PROVIDED / LANDLORD INSTALLED MATLS/EQUIPMENT	Reference Appendix E for typical equipment panels and furniture room layout. Interior Wall Signage: (1) Mounted on Wall		
COMMENTS:	This room shall not be a storage room or janitorial closet for building maintenance. If used to house electrical service panels, Landlord must provide additional floor and free wall space beyond the space required to accommodate those electrical panels.		
NOTES:			
1. Typical finishes are specified as: Service Areas: Type X GWB and plywood with (2) coats latex enamel paint at all walls; ACT ceiling; sheet vinyl w/4"H rubber cove base.			
2. This is a preferred item - not required.			
3. This is to identify requirements beyond typical electrical devices, lighting and fire safety systems required by code & as required in Paragraph 13 General Electrical, Section C.3 Technical Lease Requirements of the RFP.			
4. This is to identify locations, and note specific items beyond typical Low Voltage Systems required in Paragraph 14 Low Voltage Systems, Section C.3 - Technical Lease Requirements of the RFP.			
5. This is to identify any requirements beyond typical mechanical, HVAC, plumbing, and life safety systems required by code and as required in Paragraph 15 Plumbing, Section C.3 Technical Lease Requirements of the RFP.			
6. This is to identify any requirements beyond typical doors and frames referenced in Paragraph 21 Doors, Hardware and Keying, Section C.3 Technical Lease Requirements of the RFP.			
7. This is to identify specific items beyond typical hardware referenced in Paragraph 21E Hardware, Section C.3 Technical Lease Requirements of the RFP			

AREA IDENTIFICATION:	SUPERIOR COURT JURY DELIBERATION SUITE		
QTY REQUIRED:	THREE (3)	TYPICAL OCCUPANCY:	(14) Jurors (1) Staff
PURPOSE:	Jury deliberation space - able to accommodate 14 jurors. Suite includes a soundlock, an ADA compliant toilet and a small toilet. NOTE: This is considered a public toilet for lease and code purposes.	MINIMUM NUSF:	340SF including deliberation room, (2) toilets and Soundlock
REQUIRED ADJACENCIES:	Staff & Juror Access: Access to Soundlock from Secure Hallway Preferred²: Additional Access to Soundlock directly from a Superior Courtroom Public Access: None - except via Secure Hallway when buzzed in by staff.	MIN. DIMENSIONS EACH WAY:	Debliation Room: 15'-0" width ADA Toilet: As required to comply w/ADA and code Soundlock: As required to comply w/ADA
SPECIAL CONSTRUCTION:	Perimeter Sound Walls around entire suite - able to isolate sound from all surrounding areas.	CEILING HEIGHTS:	Minimum: 8'-0" AFF
FINISHES: ¹	Typical Jury Area; and Typical Toilet Interior	CEILING DETAILS:	None
EXTERIOR WINDOWS:	(1) 5'W x 4'H non-operable window high enough to block visibility into the room by pedestrians and vehicles; reflective glazing if needed (Ref. Technical Lease Requirements Section C; Paragraph 22C Windows).	DOOR LITES:	None
INTERIOR RELITES:	None		
DOOR SPECS ⁶ :	DR 1: From Secure Hall to Soundlock: (1) 36"W door - solid SOUND door Preferred² DR 2: From Courtroom to Soundlock: (1) 36" door - solid SOUND door DR 3: From Soundlock to Deliberation Room: (1) 36"W door - solid. DR 4 & 5: From Soundlock To Jury toilets: (1) 36"W doors - solid	HARDWARE ⁷ :	DR 1: Closer; Lockset - Operable S/L side; Keyed Hall side; Sound HW per Note 7 Pref² DR2: Closer; Lockset Cipher lock Ctrtm side; keyed S/L side; Sound HW per Note 7 DR 3: Closer; Latchset both sides DR 4 & 5: Privacy lock; smoke seal
ELECTRICAL: ³	(2) duplexes above coffee countertop; (1) duplex in open undercounter area for fridge; (1) GFCI duplex in each toilets		
PHONE/DATA: ⁴	No additional requirements		
MECHANICAL: ⁵ :	Deep basin sink with gooseneck faucet at coffee counter for filling coffee and water containers; Wall hung toilet and sink fixtures and exhaust fans at toilets		
CASEWORK:	Min 6'L Coffee Counter w/sink; (1) Sink Ped; (1) shelf ped and (1) 4 drawer ped and undercounter open area for undercounter refrigerator		
ACS PROVIDED & INSTALLED EQUIPMENT:	Undercounter refrigerator; microwave	ACS PROVIDED FURNITURE:	(2) Conference Tables (14) chairs
ACS PROVIDED / LANDLORD INSTALLED MATLS/EQUIPMENT	Carpet (1) Cipher lock (1) Marker board to be mechanically attached to wall. Approximately 8'W x 4'H Interior Wall Signage: (3) Mounted on Walls	Horizontal Blinds at Windows	
COMMENTS:	Toilet Accessories For <u>Each</u> Toilet: Provide Paper Towel Disp./Disposal (Lg cap.); Toilet Paper Disp; Mirror with shelf; Shelf-mounted Soap Disp.; Seat Cover Disp. Grab Bars at ADA Toilet. At Coffee Counter: Paper Towel Dispenser; Soap Dispenser		

AREA IDENTIFICATION:	SUPERIOR COURT JURY DELIBERATION SUITE
NOTES: 1. Typical finishes are specified as: Jury Areas: Type X GWB with (2) coats eggshell latex enamel paint at all walls; Accent wall paint on 1 wall in deliberation room. Acoustical ceiling tile at ceiling; carpet flooring w/4"H rubber cove base. Window sills should be a stain resistant low maintenance finish. Toilets: Type Moisture Resistant GWB with (2) coats semi-gloss latex enamel paint at all walls; Plumbing wall to have FRP surface or ceramic tile to 48"H per IBC requirements for public toilet. Commercial vinyl sheet flooring with flash cove base. GWB Ceiling. 2. This is a preferred item - not required. 3. This is to identify requirements beyond typical electrical devices, lighting & fire safety systems required by code & as required in Paragraph 13 General Electrical, Section C.3 Technical Lease Requirements of the RFP. 4. This is to identify locations, and note specific items beyond typical Low Voltage Systems required in Paragraph 14 Low Voltage Systems, Section C.3 - Technical Lease Requirements of the RFP. 5. This is to identify any requirements beyond typical mechanical, HVAC, plumbing, and life safety systems required by code and as required in Paragraph 15 Plumbing, Section C.3 Technical Lease Requirements of the RFP. 6. This is to identify any requirements beyond typical doors and frames referenced in Paragraph 21 Doors, Hardware and Keying, Section C.3 Technical Lease Requirements of the RFP. 7. This is to identify specific items beyond typical hardware referenced in Paragraph 21E Hardware, Section C.3 Technical Lease Requirements of the RFP	

AREA IDENTIFICATION:	CLERKS OFFICE	
QTY REQUIRED:	ONE (1)	TYP.OCCUPANCY: (8-10) Staff
PURPOSE:	Open office work area for Clerks and In-Courts. Case file storage, and typical office equipment. Services the public through the Customer Service Counter opening.	MINIMUM NUSF: 940SF
REQUIRED ADJACENCIES:	Secure Access: To/From Courtrooms, Jury Rooms, and Staff offices via Secure Hallway (Preferred ²), or Public Hallways. Direct access to Jury Assembly Preferred. Public Access: Access to Customer Service Counter Lobby via secured door.	MIN. DIMENSIONS EACH WAY: 15'-0" minimum width
SPECIAL CONSTRUCTION:	Typical interior walls; except: Ballistic Shielding at wall below Sliding Window - from floor to underside of countertop - full length of countertop.	CEILING HEIGHTS: Minimum: 8'-0" AFF
FINISHES:¹	Typical Interior Staff Area	CEILING DETAILS: None
EXTERIOR WINDOWS:	Minimum (2) 5'W x 4'H Operable Windows	DOOR LITES: DR 2: Ref. to Clerk's Counter DR 2
INTERIOR RELITES:	Ref. to Clerk's Counter for Sliding Window above Customer Service Counter	
DOOR SPECS⁶:	DR 1: From Public or Secure Hallways Clerk's Office: 36"W Single solid door DR 3: Reference Customer Service Counter Lobby	HARDWARE: DR 1: Closer; Lockset: Cipher Lock outside; Operable inside; WA Viewer DR 3: Ref to Cust. Service Lobby
ELECTRICAL:³	(1) quad outlet at wall for each of (8) workstations; (1) duplex floor outlet every 300SF of area in open office area; (2) below customer service counter (clerk's office side); (1) duplex beside coffee counter for fridge; (2) duplex outlets above coffee counter for microwave, etc.	
PHONE/DATA:⁴	Locate (1) typ. outlet on wall at each of (8) workstations; (1) 2-port floor outlet every 300SF of area in open office area; (1) below Cust. Serv. counter	
MECHANICAL:⁵	Deep basin sink with gooseneck faucet at coffee counter for filling coffee and water containers	
CASEWORK:	Ref. to Customer Service Counter Lobby for countertop, except provide ballistic shielding at under side of countertop on Clerk's Office side. Min 60"L Coffee Counter w/sink; (1) Sink cabinet; (1) 4 drawer ped and (1) adjustable shelf cabinet. Counter to be out of line of sight of Customer Service Counter.	
ACS PROVIDED & INSTALLED EQUIPMENT:	Full size refrigerator; microwave, miscellaneous office equipment - copiers, shredders, printers, faxes, etc.	ACS PROVIDED FURNITURE: (8) chairs; (8) workstations; tables & files; 30 case file shelves - 78"H x 36"W x 12"D
ACS PROVIDED / LANDLORD INSTALLED MATLS/EQUIPMENT	Carpet (1) Cipher Lock Horizontal Blinds at Windows Interior Wall Signage: (2) Mounted on Walls	
COMMENTS:	If Secure Access to Clerk's Office is not provided via Secure Hallway, then a door must be provided directly to building exterior for emergency exiting. At Coffee Counter: Provide Toilet Accessories: Paper Towel Dispenser; Wall Mounted Soap Dispenser	

AREA IDENTIFICATION:	CLERKS OFFICE
NOTES: 1. Typical finishes are specified as: Staff Areas: Type X GWB with (2) coats eggshell latex enamel paint at all walls; Accent wall paint on 1 wall in larger rooms and offices. Acoustical ceiling tile at ceiling; carpet flooring w/4"H rubber cove base. Window sills should be a stain resistant low maintenance finish. 2. This is a preferred item - not required. 3. This is to identify requirements beyond typical electrical devices, lighting & fire safety systems required by code & as required in Paragraph 13 General Electrical, Section C.3 Technical Lease Requirements of the RFP. 4. This is to identify locations, and note specific items beyond typical Low Voltage Systems required in Paragraph 14 Low Voltage Systems, Section C.3 - Technical Lease Requirements of the RFP. 5. This is to identify any requirements beyond typical mechanical, HVAC, plumbing, and life safety systems required by code and as required in Paragraph 15 Plumbing, Section C.3 Technical Lease Requirements of the RFP. 6. This is to identify any requirements beyond typical doors and frames referenced in Paragraph 21 Doors, Hardware and Keying, Section C.3 Technical Lease Rqrmts of the RFP. 7. This is to identify specific items beyond typical hardware referenced in Paragraph 21E Hardware, Section C.3 Technical Lease Requirements of the RFP	

AREA IDENTIFICATION:	CLERK OF COURT OFFICE		
QTY REQUIRED:	ONE (1)	TYPICAL OCCUPANCY:	(1) Staff
PURPOSE:	Enclosed office for Clerk of Court - who supervises Clerk's Office.	MINIMUM NUSF:	110SF
REQUIRED ADJACENCIES:	Staff Access: To/From Clerk's Office Public Access: None	MIN. DIMENSIONS EACH WAY:	8'-0" minimum width
SPECIAL CONSTRUCTION:	Typical interior/exterior walls	CEILING HEIGHTS:	Minimal: 8'-0" AFF
FINISHES:¹	Typical Interior Staff Area Minimum 30"W x 48"H with view to Clerk's Counter	CEILING DETAILS:	None
EXTERIOR WINDOWS:	Minimum (1) 5'-0"W x 4'-0"H	DOOR LITES:	DR 1: 8" x 24" door lite
INTERIOR RELITES:	Minimum (1) 4'-0"W x 4'-0"H into Clerk's Office - with line of sight to Cust. Serv. Counter		
DOOR SPECS⁶:	DR 1: From Clerk's Office: Single door -w/small lite	HARDWARE⁷:	DR 1: Lockset; Thumbturn on inside; Keyed outside
ELECTRICAL:³	No additional requirements		
PHONE/DATA:⁴	No additional requirements		
MECHANICAL:⁵	No additional requirements		
CASEWORK:	None		
ACS PROVIDED & INSTALLED EQUIPMENT:	None	ACS PROVIDED FURNITURE:	(3) chairs; (1) workstation; miscellaneous files;
ACS PROVIDED / LANDLORD INSTALLED MATLS/EQUIPMENT	Carpet Horizontal Blinds at Windows		
COMMENTS:			
NOTES:			
<p>1. Typical finishes are specified as:</p> <p>Staff Areas: Type X GWB with (2) coats eggshell latex enamel paint at all walls; Accent wall paint on one (1) wall in larger rooms and offices. Acoustical ceiling tile at ceiling; carpet flooring with 4"H rubber cove base. Window sills should be a stain resistant low maintenance finish.</p> <p>2. This is a preferred item - not required.</p> <p>3. This is to identify requirements beyond typical electrical devices, lighting and fire safety systems required by code and as required in Paragraph 13 General Electrical, Section C.3 Technical Lease Requirements of the RFP.</p> <p>4. This is to identify locations, and note specific items beyond typical Low Voltage Systems required in Paragraph 14 Low Voltage Systems, Section C.3 - Technical Lease Requirements of the RFP.</p> <p>5. This is to identify any requirements beyond typical mechanical, HVAC, plumbing, and life safety systems required by code and as required in Paragraph 15 Plumbing, Section C.3 Technical Lease Requirements of the RFP.</p> <p>6. This is to identify any requirements beyond typical doors and frames referenced in Paragraph 21 Doors, Hardware and Keying, Section C.3 Technical Lease Requirements of the RFP.</p> <p>7. This is to identify specific items beyond typical hardware referenced in Paragraph 21E Hardware, Section C.3 Technical Lease Requirements of the RFP</p>			

AREA IDENTIFICATION:	STAFF TOILET		
QTY REQUIRED:	ONE (1)	TYPICAL OCCUPANCY:	(1) Staff
PURPOSE:	Private Toilet for Staff only	MINIMUM NUSF:	30SF
REQUIRED ADJACENCIES:	Staff Access: To/From Clerk's Office Public Access: None - locate out of line of sight of Customer Service Counter	MIN. DIMENSIONS EACH WAY:	Fit fixtures and toilet accessories
SPECIAL CONSTRUCTION:	Typical interior/exterior walls	CEILING HEIGHTS:	Minimum 8'-0" AFF
FINISHES:¹	Typical Toilet Interior	CEILING DETAILS:	None
EXTERIOR WINDOWS:	None	DOOR LITES:	None
INTERIOR RELITES:	None		
DOOR SPECS⁶:	DR 1: From Clerk's Office: Single door solid	HARDWARE⁷:	DR 1: Privacy Lockset; Smoke seal; closer
ELECTRICAL:³	GFI outlet at sink		
PHONE/DATA:⁴	No outlets required		
MECHANICAL:⁵	Wall hung toilet; Wall hung sink; exhaust fan		
CASEWORK:	None		
ACS PROVIDED & INSTALLED EQUIPMENT:	None	ACS PROVIDED FURNITURE:	None
ACS PROVIDED / LANDLORD INSTALLED MATLS/EQUIPMENT	None		
COMMENTS:	Provide Toilet Accessories: Paper Towel Dispenser; Toilet Paper Dispenser; Mirror with shelf; Shelf-mounted Soap Dispenser, Coat Hook		
NOTES:			
1. Typical finishes are specified as: Private Toilets: Type Moisture Resistant GWB with (2) coats semi-gloss latex enamel paint at all walls and ceiling; Commercial vinyl sheet flooring with flash cove base (preferred) or 4" H rubber base. GWB Ceiling. 2. This is a preferred item - not required. 3. This is to identify requirements beyond typical electrical devices, lighting and fire safety systems required by code and as required in Paragraph 13 General Electrical, Section C.3 Technical Lease Requirements of the RFP. 4. This is to identify locations, and note specific items beyond typical Low Voltage Systems required in Paragraph 14 Low Voltage Systems, Section C.3 - Technical Lease Requirements of the RFP. 5. This is to identify any requirements beyond typical mechanical, HVAC, plumbing, and life safety systems required by code and as required in Paragraph 15 Plumbing, Section C.3 Technical Lease Requirements of the RFP. 6. This is to identify any requirements beyond typical doors and frames referenced in Paragraph 21 Doors, Hardware and Keying, Section C.3 Technical Lease Requirements of the RFP. 7. This is to identify specific items beyond typical hardware referenced in Paragraph 21E Hardware, Section C.3 Technical Lease Requirements of the RFP			

AREA IDENTIFICATION: JUDGE'S CHAMBERS			
QTY REQUIRED:	FOUR (4)	TYPICAL OCCUPANCY:	(1) Staff
PURPOSE:	Judicial Office with ensuite Private Toilet to accommodate one judge and his/her furnishings	MINIMUM NUSF:	250SF including Private Toilet
REQUIRED ADJACENCIES:	Staff Access: Direct access from Judicial Open Office area. Public Access: None - except via secure hallway when buzzed in by staff.	MIN. DIMENSIONS EACH WAY:	12'-0" width
SPECIAL CONSTRUCTION:	Perimeter Sound Walls - able to isolate sound from all surrounding areas.	CEILING HEIGHTS:	Minimum: 8'-0" AFF
FINISHES: ¹	Typical Interior Staff Area and Private Toilet finishes	CEILING DETAILS:	None
EXTERIOR WINDOWS:	Minimum (1) 5'-0"W x 4'-0"H operable window	DOOR LITES:	None
INTERIOR RELITES:	None		
DOOR SPECS ⁶ :	DR 1: From JA Open Office To Chambers: (1) 36"W doors - solid SOUND door DR 2: To Jury toilet: (1) 36"W doors - solid	HARDWARE ⁷ :	DR 1: Lockset: (1) Keyed outside; Thumbturn inside; Sound HW per Note 7 DR 2: Privacy lock; smoke seal
ELECTRICAL: ³	No additional requirements		
PHONE/DATA: ⁴	No additional requirements		
MECHANICAL: ⁵ :	Wall hung toilet; Wall hung sink; exhaust fan		
CASEWORK:	None		
ACS PROVIDED & INSTALLED EQUIPMENT:	None	ACS PROVIDED FURNITURE:	(3) chairs; (1) desk or workstation; miscellaneous files; tables, couch
ACS PROVIDED / LANDLORD INSTALLED MATLS/EQUIPMENT	Carpet Horizontal Blinds at Windows Interior Wall Signage: (1) Mounted on Wall		
COMMENTS:	Provide Toilet Accessories: Paper Towel Disp.; Toilet Paper Disp; Mirror with shelf; Shelf-mounted Soap Disp. Provide (2) Coat Hooks for robes.		
NOTES:			
1. Typical finishes are specified as: Staff Areas: Type X GWB with (2) coats eggshell latex enamel paint at all walls; Accent wall paint on 1 wall in larger rooms and offices. Acoustical ceiling tile at ceiling; carpet flooring w/ 4"H rubber cove base. Window sills should be a stain resistant low maintenance finish. Private Toilets: Type Moisture Resistant GWB with (2) coats semi-gloss latex enamel paint at all walls; Commercial vinyl sheet flooring with flash cove base (preferred) or 4"H rubber cove base. GWB Ceiling.			
2. This is a preferred item - not required.			
3. This is to identify requirements beyond typical electrical devices, lighting and fire safety systems required by code and as required in Paragraph 13 General Electrical, Section C.3 Technical Lease Requirements of the RFP.			
4. This is to identify locations, and note specific items beyond typical Low Voltage Systems required in Paragraph 14 Low Voltage Systems, Section C.3 - Technical Lease Requirements of the RFP.			
5. This is to identify any requirements beyond typical mechanical, HVAC, plumbing, and life safety systems required by code and as required in Paragraph 15 Plumbing, Section C.3 Technical Lease Requirements of the RFP.			
6. This is to identify any requirements beyond typical doors and frames referenced in Paragraph 21 Doors, Hardware and Keying, Section C.3 Technical Lease Requirements of the RFP.			
7. This is to identify specific items beyond typical hardware referenced in Paragraph 21E Hardware, Section C.3 Technical Lease Requirements of the RFP			

AREA IDENTIFICATION:	JUDICIAL ASSISTANT OPEN OFFICE		
QTY REQUIRED:	ONE (1)	TYPICAL OCCUPANCY:	(4) Staff
PURPOSE:	Private Office to accommodate up to 4 Judicial Assistants for Judges and Magistrate.	MINIMUM NUSF:	500SF
REQUIRED ADJACENCIES:	Staff Access: JA workstations located directly outside Judges' Chambers in a pod configuration. Secure Access from Secure Hallway. Public Access: None - except via secure hallway when buzzed in by staff.	MIN. DIMENSIONS EACH WAY:	12'-0" width
SPECIAL CONSTRUCTION:	None: Typical interior walls	CEILING HEIGHTS:	Minimum: 8'-0" AFF
FINISHES:¹	Typical Interior Staff Area	CEILING DETAILS:	None
EXTERIOR WINDOWS:	Minimum (1) 5'-0"W x 4'-0"H operable window	DOOR LITES:	DR 1: 8"x 24" Door Lite
INTERIOR RELITES:	None		
DOOR SPECS⁶:	DR 1: From Secure Hallway to Judicial Asst Open Office: (1) 36"W door w/small lite Reference Judge's Chambers for doors from JA Office to each Chambers.	HARDWARE⁷:	DR 1: Lockset: (1) Keyed outside; Thumbturn inside;
ELECTRICAL:³	(1) quad outlet at wall for each of (4) workstations		
PHONE/DATA:⁴	Locate (1) typ. outlet on wall at each of (4) workstations		
MECHANICAL:⁵	No additional requirements		
CASEWORK:	None		
ACS PROVIDED & INSTALLED EQUIPMENT:	None	ACS PROVIDED FURNITURE:	(4) chairs; (4) desks or workstations; min of (8) 42"W lateral files.
ACS PROVIDED / LANDLORD INSTALLED MATLS/EQUIPMENT	Carpet Refer to Secure Halls & Stairs for ACS provided Aiphone System. Contractor to provide electrical, conduit and installation of (2) Intercom stations in Judicial Asst. pod Horizontal Blinds at Windows Interior Wall Signage: (4) Mounted on Walls		
COMMENTS:			
NOTES:			
1. Typical finishes are specified as: Staff Areas: Type X GWB with (2) coats eggshell latex enamel paint at all walls; Accent wall paint on 1 wall in larger rooms and offices. Acoustical ceiling tile at ceiling; carpet flooring w/ 4"H rubber cove base. Window sills should be a stain resistant low maintenance finish.			
2. This is a preferred item - not required.			
3. This is to identify requirements beyond typical electrical devices, lighting and fire safety systems required by code and as required in Paragraph 13 General Electrical, Section C.3 Technical Lease Requirements of the RFP.			
4. This is to identify locations, and note specific items beyond typical Low Voltage Systems required in Paragraph 14 Low Voltage Systems, Section C.3 - Technical Lease Requirements of the RFP.			
5. This is to identify any requirements beyond typical mechanical, HVAC, plumbing, and life safety systems required by code and as required in Paragraph 15 Plumbing, Section C.3 Technical Lease Requirements of the RFP.			
6. This is to identify any requirements beyond typical doors and frames referenced in Paragraph 21 Doors, Hardware and Keying, Section C.3 Technical Lease Requirements of the RFP.			
7. This is to identify specific items beyond typical hardware referenced in Paragraph 21E Hardware, Section C.3 Technical Lease Requirements of the RFP			

AREA IDENTIFICATION:	LAW CLERK OFFICE		
QTY REQUIRED:	ONE (1)	TYPICAL OCCUPANCY:	(3) Staff
PURPOSE:	Private Office to accommodate up to 3 Law Clerks	MINIMUM NUSF:	200SF
REQUIRED ADJACENCIES:	Staff Access: Direct access from Judicial Open Office area. Public Access: None - except via secure hallway when buzzed in by staff.	MIN. DIMENSIONS EACH WAY:	10'-0" width
SPECIAL CONSTRUCTION:	None: Typical interior walls	CEILING HEIGHTS:	Minimum: 8'-0" AFF
FINISHES:¹	Typical Interior Staff Area	CEILING DETAILS:	None
EXTERIOR WINDOWS:	Minimum (1) 5'-0"W x 4'-0"H operable window	DOOR LITES:	DR 1: 8"x 24" Door Lite
INTERIOR RELITES:	None		
DOOR SPECS⁶:	DR 1: From Judicial Open Office To Law Clerk Office: (1) 36"W door w/small lite	HARDWARE⁷:	DR 1: Lockset: (1) Keyed outside; Thumbturn inside;
ELECTRICAL:³	(1) quad outlet at wall for each of (3) workstations		
PHONE/DATA:⁴	(1) typ. outlet on wall for each of (3) workstations; additional (1) each at other walls		
MECHANICAL:⁵	No additional requirements		
CASEWORK:	None		
ACS PROVIDED & INSTALLED EQUIPMENT:	None	ACS PROVIDED FURNITURE:	(3) chairs; (3) desks or workstations; file, bookcase
ACS PROVIDED / LANDLORD INSTALLED MATLS/EQUIPMENT	Carpet Refer to Secure Halls and Stairs for ACS provided Aiphone System. Contractor to provide electrical, conduit and installation of (1) Intercom station in Law Clerk Office Horizontal Blinds at Windows		
COMMENTS:			
NOTES:			
<p>1. Typical finishes are specified as:</p> <p style="padding-left: 40px;">Staff Areas: Type X GWB with (2) coats eggshell latex enamel paint at all walls; Accent wall paint on (1) wall in larger rooms and offices. Acoustical ceiling tile at ceiling; carpet flooring w/ 4"H rubber cove base. Window sills should be a stain resistant low maintenance finish.</p> <p>2. This is a preferred item - not required.</p> <p>3. This is to identify requirements beyond typical electrical devices, lighting and fire safety systems required by code & as required in Paragraph 13 General Electrical, Section C.3 Technical Lease Requirements of the RFP.</p> <p>4. This is to identify locations, and note specific items beyond typical Low Voltage Systems required in Paragraph 14 Low Voltage Systems, Section C.3 - Technical Lease Requirements of the RFP.</p> <p>5. This is to identify any requirements beyond typical mechanical, HVAC, plumbing, and life safety systems required by code and as required in Paragraph 15 Plumbing, Section C.3 Technical Lease Requirements of the RFP.</p> <p>6. This is to identify any requirements beyond typical doors and frames referenced in Paragraph 21 Doors, Hardware and Keying, Section C.3 Technical Lease Requirements of the RFP.</p> <p>7. This is to identify specific items beyond typical hardware referenced in Paragraph 21E Hardware, Section C.3 Technical Lease Requirements of the RFP</p>			

AREA IDENTIFICATION: JUDICIAL SERVICES PRISONER HOLDING			
QTY REQUIRED:	ONE (1) Holding area, including FOUR (4) Holding Cells, a JS Control Area, a prisoner transport zone, and a prisoner delivery covered and secured exterior entry.	TYPICAL OCCUPANCY:	(4) Judicial Services Officers (12) Prisoners in (4) Holding Cells
PURPOSE:	A secure detention area to deliver prisoners from a van to the courthouse, and house them in holding cells awaiting transport to the courtrooms. Secure, direct and separated pathways to courtrooms from the holding area.	MINIMUM NUSF:	(3) Hold. Cells: 50SF (1) Gang Cell: 70SF JS Control Area: 200SF Prisoner Transport Halls: As needed
REQUIRED ADJACENCIES:	Exterior Access: Directly from Law Enforcement Transport Vans into holding area. Not visible from public or staff entrances. Interior Prisoner Transport: Direct, secure pathway from holding area to courtrooms. Cannot cross any Public areas; and must limit crossing of Secured Hallways used for Staff circulation. Courtroom Access: Prisoner entry via separate door or juror door directly into arena.	MIN. DIMENSIONS EACH WAY:	Holding Cells: 7'-0" width JS Control 10'-0" width Prisoner Transport Halls: 5'-0"W
SPECIAL CONSTRUCTION:	Exterior Delivery Area: Covered and visually separated parking area required from Prisoner Transport Van parking spot to JS Holding Area entry door. Interior: Full height perimeter walls for security separation and sound isolation from the remainder of the courthouse. Abuse and suicide resistant detention type material.	CEILING HEIGHTS:	8'-0"
FINISHES:¹	This area shall be constructed for maximum durability, safety and security.	CEILING DETAILS:	See Note 1 below
EXTERIOR WINDOWS:	None	DOOR LITES:	H/C DRs 2-5: 24" x 24" door lites - detention grade
INTERIOR RELITES:	None		
DOOR SPECS⁶:	DR1 -6: See Note 6 below. DR2 - 5: Holding Cell Doors have door lites	HARDWARE⁷:	DR1 - 6: See Note 7 below.
ELECTRICAL:³	Light fixtures shall be surface mounted, and all fixtures, switches, fire alarm or other exposed building system components shall have protective coverings or grills. No switches or controls shall be within holding cells. Keyed switching in JS Control Area for all JS areas.		
PHONE/DATA:⁴	No outlets in Holding Cells. One (1) typical phone/data outlet at each of two (2) walls in JS Control Area.		
VIDEO SYSTEM	Provide a 1"C from one location in the JS Prisoner Transport Holding area to each holding cell - to terminate in a j-box at the ceiling, in one corner of each cell. J-box must be recessed into the ceiling in the holding cells. Location and height of termination of 1"C in JS Transport Holding area to be coordinated with the ACS.		
MECHANICAL:⁵	All controls, venting or other exposed building system components shall have detention grade protective coverings or grilles. Holding Cells must have a detention grade security type stainless steel toilet/sink combination unit.		
CASEWORK:	In Holding Cells: A metal or concrete bench, appropriate for detention facilities, shall be provided along one wall of the room.		
ACS PROVIDED & INSTALLED EQUIPMENT:	None	ACS PROVIDED FURNITURE:	(2) chairs and desk for Officer.
ACS PROVIDED / LANDLORD INSTALLED MATLS/EQUIPMENT	(1) Cipher lock Interior Wall Signage: (6) Mounted on Walls		
COMMENTS:	Reference Note 7 for Access Doors required at Plumbing chases at toilet/sink combination unit.		

AREA IDENTIFICATION: JUDICIAL SERVICES PRISONER TRANSPORT HOLDING

NOTES:

1. Typical finishes are specified as:

JS Holding Areas: Floors: Epoxy painted, slip-resistant concrete floor. Walls: Epoxy painted CMU or epoxy painted high impact, abuse resistant 5/8 GWB on plywood at holding cells. Finished walls, ceilings and floor shall be appropriate for detention facilities.
2. This is a preferred item - not required.
3. This is to identify requirements beyond typical electrical devices, lighting and fire safety systems required by code and as required in Paragraph 13 General Electrical, Section C.3 Technical Lease Requirements of the RFP.
4. This is to identify locations, and note specific items beyond typical Low Voltage Systems required in Paragraph 14 Low Voltage Systems, Section C.3 - Technical Lease Requirements of the RFP.
5. This is to identify any requirements beyond typical mechanical, HVAC, plumbing, and life safety systems required by code and as required in Paragraph 15 Plumbing, Section C.3 Technical Lease Requirements of the RFP.
6. This is to identify any requirements beyond typical doors and frames referenced in Paragraph 21 Doors, Hardware and Keying, Section C.3 Technical Lease Rqrmts of the RFP.

Typical Prisoner Holding Areas: Welded Detention Grade Doors and Frames - 3'W x 7'H - 14 guage at holding cells; 16 at other areas. Door lites must be detention grade. Doors at holding cells must swing out of the cell.
Access Doors for Plumbing Chases: Similar to Southern Steel 590 Hinged Access Door
7. This is to identify specific items beyond typical hardware referenced in Paragraph 21E Hardware, Section C.3 Technical Lease Requirements of the RFP:

DR 2-5 - Holding Cells: Similar to Southern Steel: 205 Heavy Duty Hinges, 10518 Deadlock, 214S Recessed Door Pull; 262 Food Pass; Access Doors for Plumbing Chases: Similar to Southern Steel 590 Hinged Access Door
DR 1 - Exterior Door Entry into Control Area: Heavy duty hinges, mortise lockset - keyed interior/Cipher lock exterior, kickplates both sides, wide angle viewer, weatherstripping and threshold closer with overhead stop.
DR 6 - Exit Door to Secure Corridor: Heavy duty hinges, mortise lockset - keyed both sides, kickplates both sides, wall stop, wide angle viewer, SOUND hardware (Sound seal; door bottom drop seal; threshold; and closer).

AREA IDENTIFICATION: PUBLIC HALLS, STAIRS AND ARCTIC ENTRY	
QTY REQUIRED:	Public Halls and Stairs as needed for circulation. ONE (1) Public Arctic Entry for the public entering and exiting the courthouse - segregated from the staff entry. May separate entry and exiting into different adjacent arctic entries.
PURPOSE:	These spaces include the Public Arctic Entry/Exit, and all circulation areas necessary to access public spaces. This circulation is separate from Secure circulation which is secured and segregated for court staff; jurors, and prisoner delivery.
REQUIRED ADJACENCIES:	All Access: From Public Halls and Stairs: To and from all public access areas From Public Halls and Stairs to Arctic Entry for exiting only. Public Access to Secure Hallway via Intercom Entry system From Arctic Entry to Sec. Screening Lobby; no access to Public areas from Arctic Entry
SPECIAL CONSTRUCTION:	None: Typical interior walls
FINISHES: ¹	Typical Public Area
EXTERIOR WINDOWS:	None required
INTERIOR RELITES:	None required
DOOR SPECS ⁶ :	DR 1: From Public to Secure Hallway: Refer to DR1 "Secure Hallways and Stairs" DR 2: From Public Hallway or Lobby to Arctic Entry for exiting: 36"W Single FR door - solid DR 3: Code Required from Public Hall deadend or at Stairway separation as needed: 36"W Single FR door - solid DR 4: From Exterior to Public Arctic Entry - Solid IHM Single door
ELECTRICAL: ³	No additional requirements
PHONE/DATA: ⁴	No additional requirements
MECHANICAL: ⁵	No additional requirements
CASEWORK:	None
ACS PROVIDED & INSTALLED EQUIPMENT:	None
ACS PROVIDED / LANDLORD INSTALLED MATLS/EQUIPMENT	Carpet and Walk-off Carpet as needed. Horizontal Blinds at Windows Interior Wall Signage: (3) Mounted on Walls; (3) Signs Mounted on Doors
COMMENTS:	

AREA IDENTIFICATION: PUBLIC HALLS, STAIRS AND ARCTIC ENTRY

NOTES:

- 1. Typical finishes are specified as:
Public Areas: Type X GWB with (2) coats eggshell latex enamel paint at all walls; Supspended Acoustical Ceiling tile at ceiling; typical carpet flooring w/ 4"H rubber cove base.
Arctic Entries: Type X GWB with (2) coats eggshell latex enamel paint at all walls; Supspended Acoustical Ceiling tile at ceiling; Walk-off carpet, rubber tile or other hard flooring w/ 4" rubber cove base; stairs only rubber stair treads, risers and stair skirts; walk-off carpet at landings; Window sills should be a stain resistant low maintenance finish.
- 2. This is a preferred item - not required.
- 3. This is to identify requirements beyond typical electrical devices, lighting and fire safety systems required by code & as required in Paragraph 13 General Electrical, Section C.3 Technical Lease Requirements of the RFP.
- 4. This is to identify locations, and note specific items beyond typical Low Voltage Systems required in Paragraph 14 Low Voltage Systems, Section C.3 - Technical Lease Requirements of the RFP.
- 5. This is to identify any requirements beyond typical mechanical, HVAC, plumbing, and life safety systems required by code and as required in Paragraph 15 Plumbing, Section C.3 Technical Lease Requirements of the RFP.
- 6. This is to identify any requirements beyond typical doors and frames referenced in Paragraph 21 Doors, Hardware and Keying, Section C.3 Technical Lease Requirements of the RFP.
- 7. This is to identify specific items beyond typical hardware referenced in Paragraph 21E Hardware, Section C.3 Technical Lease Requirements of the RFP

AREA IDENTIFICATION:	SECURE HALLS, STAIRS AND ARCTIC ENTRIES		
QTY REQUIRED:	As Needed	TYP.OCCUPANCY:	as required fire exiting
PURPOSE:	This area provides secured circulation and building access and exiting segregated from public areas. Occupants include only court staff, JS prisoner delivery, and Jurors or approved public let in by staff with intercom/door release system.		MINIMUM NUSF: as required fire exiting and as necessary to access required adjacent spaces, and provide separate secure building exits.
REQUIRED ADJACENCIES:	Public Access: Only via Intercom/Door release from Public Hallways; or Jurors from Courtrooms as allowed by Staff through Juror/Prisoner Delivery doors. Secure Access: From Staff offices, JS Holding, Courtrooms and Jury Rooms.		MIN. DIMENSIONS EACH WAY: as required fire exiting
SPECIAL CONSTRUCTION:	None: Typical interior walls		CEILING HEIGHTS: Minimum: 8'-0" AFF
FINISHES:¹	Typical Public Area		CEILING DETAILS: None
EXTERIOR WINDOWS:	None		DOOR LITES: None
INTERIOR RELITES:	None required		
DOOR SPECS⁶:	DR 1: From Public Circulation: Single 36"W Door - solid DR 2: Code Required from Secure Hall deadend or at Stairway separation as needed: 36"W Single FR door - solid DR 3: Exterior exit from Secured Hall (and other secured areas) of Courthouse. Single 36"W Door - solid		HARDWARE⁷: DR 1: Closer; Exit Device or latchset on secure side; cipher lock integrated w/door release on public side; WA viewer; DR 2, DR 3: Exit Device on inside; keyed lockset or cipher lock (DR 3) on exterior.
ELECTRICAL:³	No additional requirements		
PHONE/DATA:⁴	ACS furnished, Landlord installed Intercom and door release from public entry door to secure hall. Intercom stations to be located in JA and Law Clerk offices.		
MECHANICAL:⁵	No additional requirements		
CASEWORK:	None		
ACS PROVIDED & INSTALLED EQUIPMENT:	None		ACS PROVIDED FURNITURE: None
ACS PROVIDED / LANDLORD INSTALLED MATLS/EQUIPMENT	Aiphone System including all low voltage cabling. Landlord to provide electrical, conduit and installation. Carpet and Walk-off Carpet as needed. (2) Cipher Locks Interior Wall Signage: (31) Mounted on Walls; (3) Signs Mounted on Doors		
COMMENTS:			
NOTES:			
1. Typical finishes are specified as: Public Areas: Type X GWB with (2) coats eggshell latex enamel paint at all walls; Acoustical ceiling tile at ceiling; typical carpet flooring w/ 4"H rubber cove base. Stairs only - rubber stair treads, risers, stair skirt; walk-off carpet at landings; Window sills should be a stain resistant low maintenance finish.			
2. This is a preferred item - not required.			
3. This is to identify requirements beyond typical electrical devices, lighting and fire safety systems required by code and as required in Paragraph 13 General Electrical, Section C.3 Technical Lease Requirements of the RFP.			
4. This is to identify locations, and note specific items beyond typical Low Voltage Systems required in Paragraph 14 Low Voltage Systems, Section C.3 - Technical Lease Requirements of the RFP.			
5. This is to identify any requirements beyond typical mechanical, HVAC, plumbing, and life safety systems required by code and as required in Paragraph 15 Plumbing, Section C.3 Technical Lease Requirements of the RFP.			
6. This is to identify any requirements beyond typical doors and frames referenced in Paragraph 21 Doors, Hardware and Keying, Section C.3 Technical Lease Requirements of the RFP.			
7. This is to identify specific items beyond typical hardware referenced in Paragraph 21E Hardware, Section C.3 Technical Lease Requirements of the RFP			

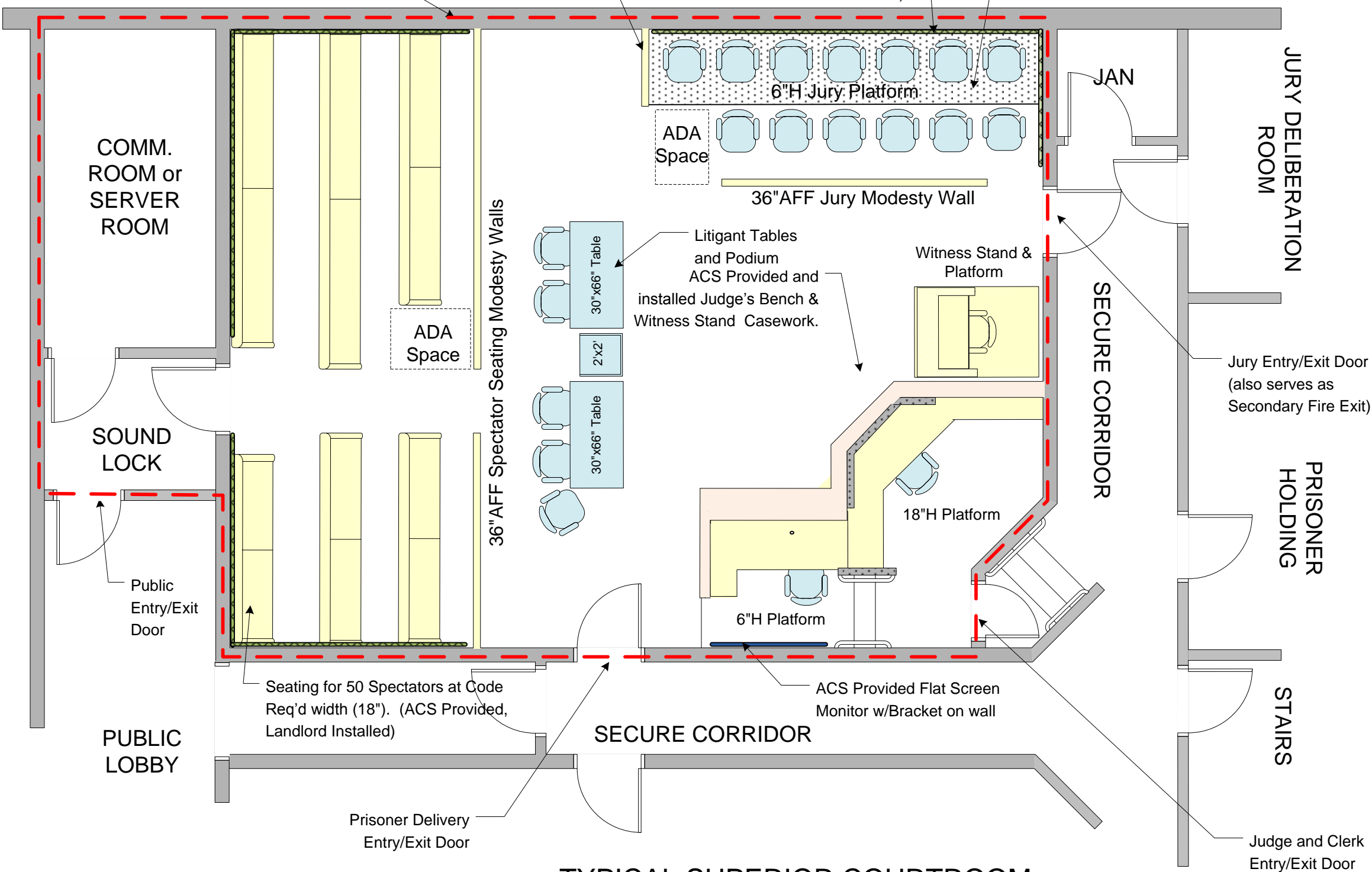
AREA IDENTIFICATION: MEN'S AND WOMEN'S PUBLIC TOILETS			
QTY REQUIRED:	ONE (1) each Mens and ONE (1) each Womens on each floor	TYPICAL OCCUPANCY:	As required by code for the building occupancy and ADAAG
PURPOSE:	One set of Womens and Mens public restrooms are required on each floor. Mens and Womens toilets must be ADA compliant, unless a separate public restroom to match required ADA stall count is provided on each floor.	MINIMUM NUSF:	Size as needed and as required by IBC and other applicable codes
REQUIRED ADJACENCIES:	Public Access: To/From Public Corridor or Lobby Secure Access: None	MIN. DIMENSIONS:	Dimensions as needed and as required by IBC and other applicable codes
SPECIAL CONSTRUCTION:	None: Typical interior walls	CEILING HEIGHTS:	Minimum: 8'-0" AFF
FINISHES: ¹	Typical Toilet Interior	CEILING DETAILS:	None
EXTERIOR WINDOWS:	None	DOOR LITES:	None
INTERIOR RELITES:	None		
DOOR SPECS ⁶ :	DR 1: To Toilets from Public Hallway: Single solid door	HARDWARE ⁷ :	DR 1: Closer; Push/Pull, Smoke Seal
ELECTRICAL: ³	No additional requirements		
PHONE/DATA: ⁴	No outlets required		
MECHANICAL: ⁵	Wall hung sinks; toilets; Exhaust Fans as needed and required by code. Urinals in Men's Toilet		
CASEWORK:	Minimum 36"L x 24"D ADA compliant countertop at sinks. Countertop shall be ADA compliant Toilet Partitions to separate the number of toilet fixtures required by code. Urinal Screens at each urinal at Men's Restrooms		
ACS PROVIDED & INSTALLED EQUIPMENT:	None	ACS PROVIDED FURNITURE:	None
ACS PROVIDED / LANDLORD INSTALLED MATLS/EQUIPMENT	None		
COMMENTS:	Provide Toilet Accessories at <u>Each</u> Restroom: (1) Baby Changing Station in each ADA toilet stall; Paper Towel Disp/Disposal (large capacity); Toilet Paper Dispenser at ea toilet; Mirror above sinks; Soap Dispenser at each sink; SND at Womens; Grab Bars at ADA Stalls; (1) Coat Hook at each stall		
NOTES: 1. Typical finishes are specified as: <div>Toilets: Type Moisture Resistant GWB with (2) coats semi-gloss latex enamel paint at all walls; Plumbing wall to have FRP surface or ceramic tile to 48"H per IBC requirements. Commercial vinyl sheet flooring with flash cove base. GWB Ceiling.</div> 2. This is a preferred item - not required. 3. This is to identify requirements beyond typical electrical devices, lighting and fire safety systems required by code and as required in Paragraph 13 General Electrical, Section C.3 Technical Lease Requirements of the RFP. 4. This is to identify locations, and note specific items beyond typical Low Voltage Systems required in Paragraph 14 Low Voltage Systems, Section C.3 - Technical Lease Requirements of the RFP. 5. This is to identify any requirements beyond typical mechanical, HVAC, plumbing, and life safety systems required by code and as required in Paragraph 15 Plumbing, Section C.3 Technical Lease Requirements of the RFP. 6. This is to identify any requirements beyond typical doors and frames referenced in Paragraph 21 Doors, Hardware and Keying, Section C.3 Technical Lease Requirements of the RFP. 7. This is to identify specific items beyond typical hardware referenced in Paragraph 21E Hardware, Section C.3 Technical Lease Requirements of the RFP			

Sound Isolation Perimeter All openings within these walls must be sound rated.

This modesty wall 36" Above Platform

Wall Sound Panels at Jury & Spectator Seating (ACS Provided, Landlord Installed)

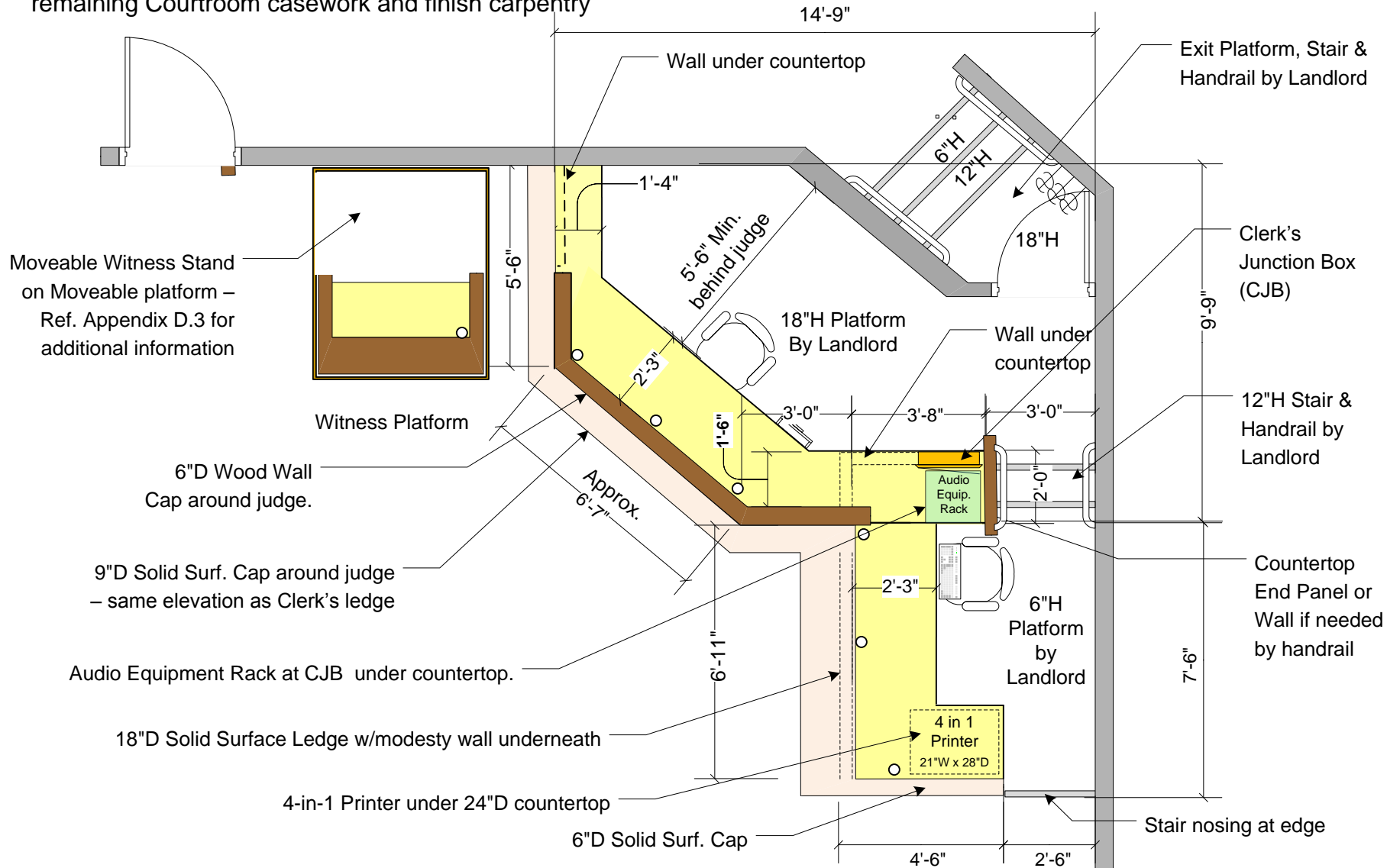
Platform long enough to accommodate (7) Swivel Chairs and (1) ADA space



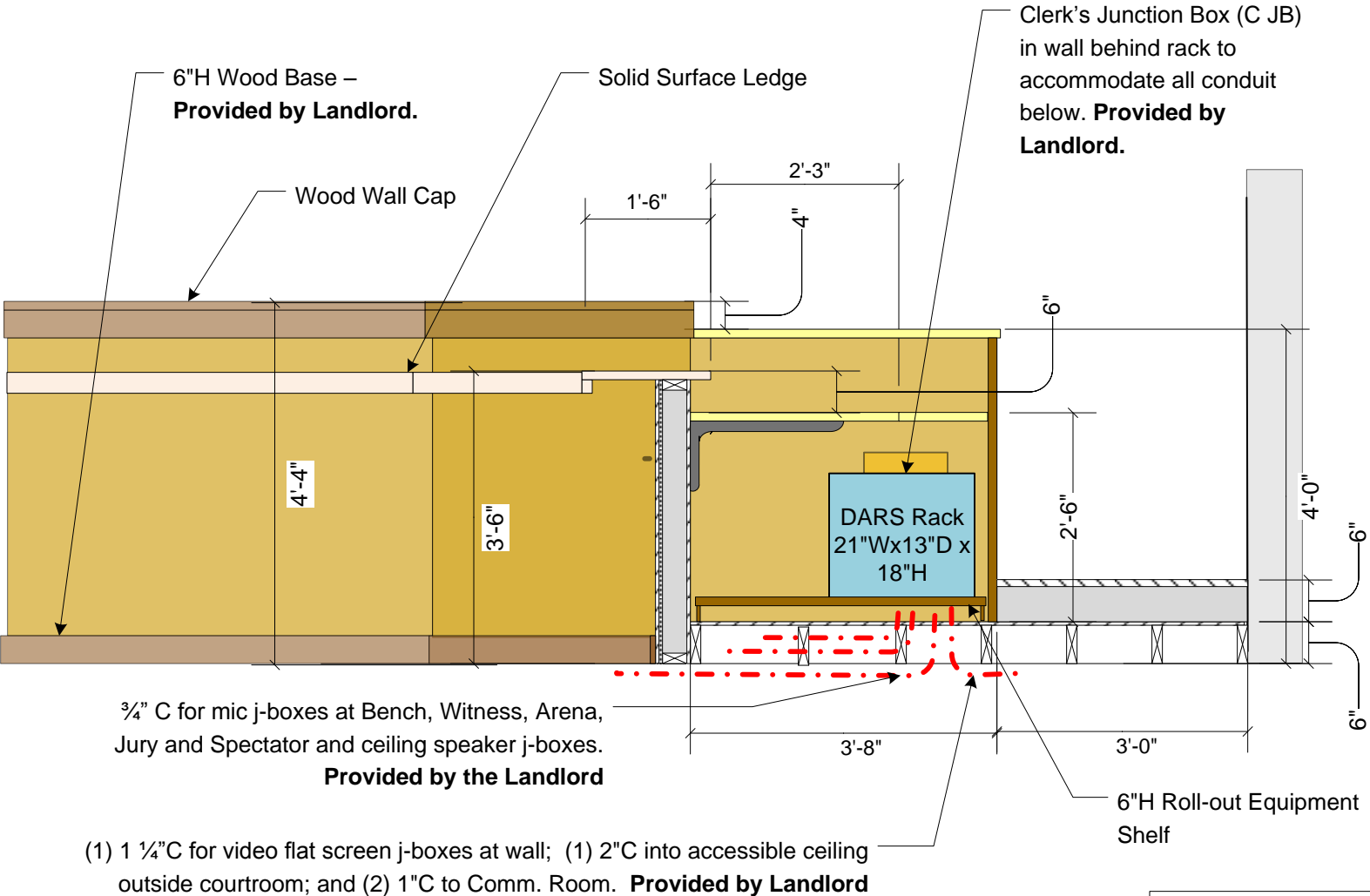
TYPICAL SUPERIOR COURTROOM

JUDGE'S BENCH ENLARGED PLAN

NOTE: ACS Provides Judge's Bench and Witness Stand Casework;
Landlord provides all other platform and wall construction, and
remaining Courtroom casework and finish carpentry



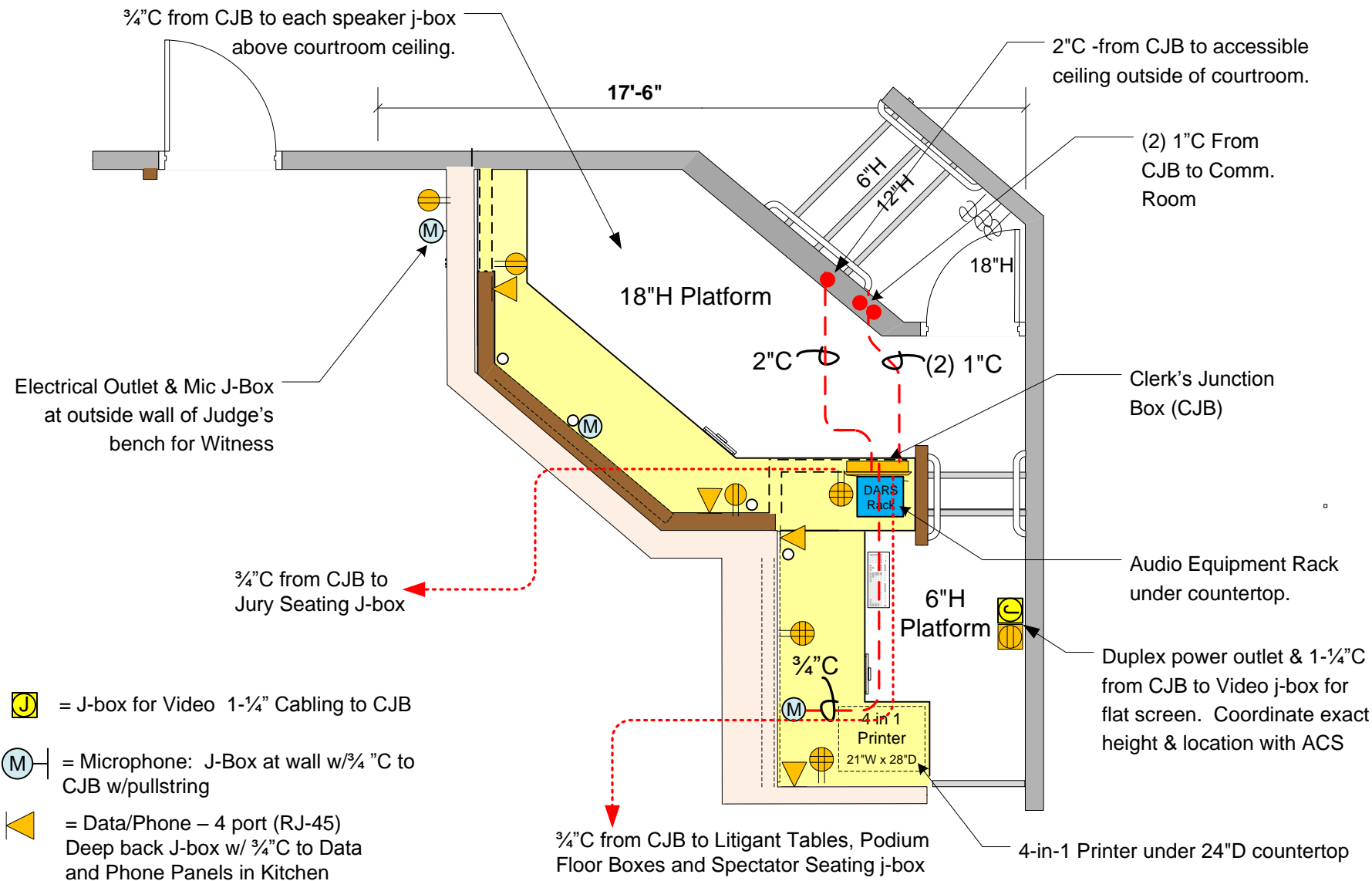
SECTION AT AUDIO EQUIPMENT RACK



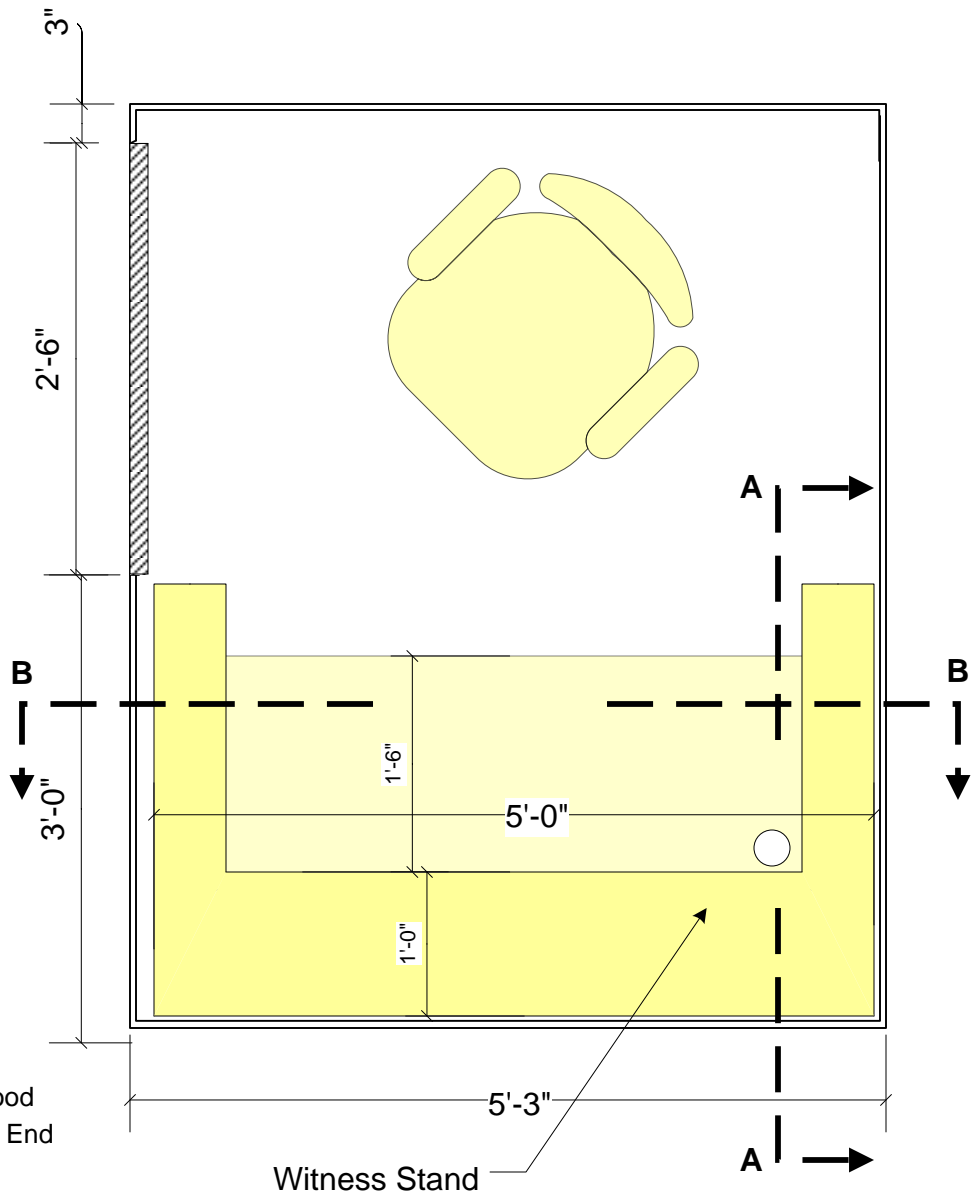
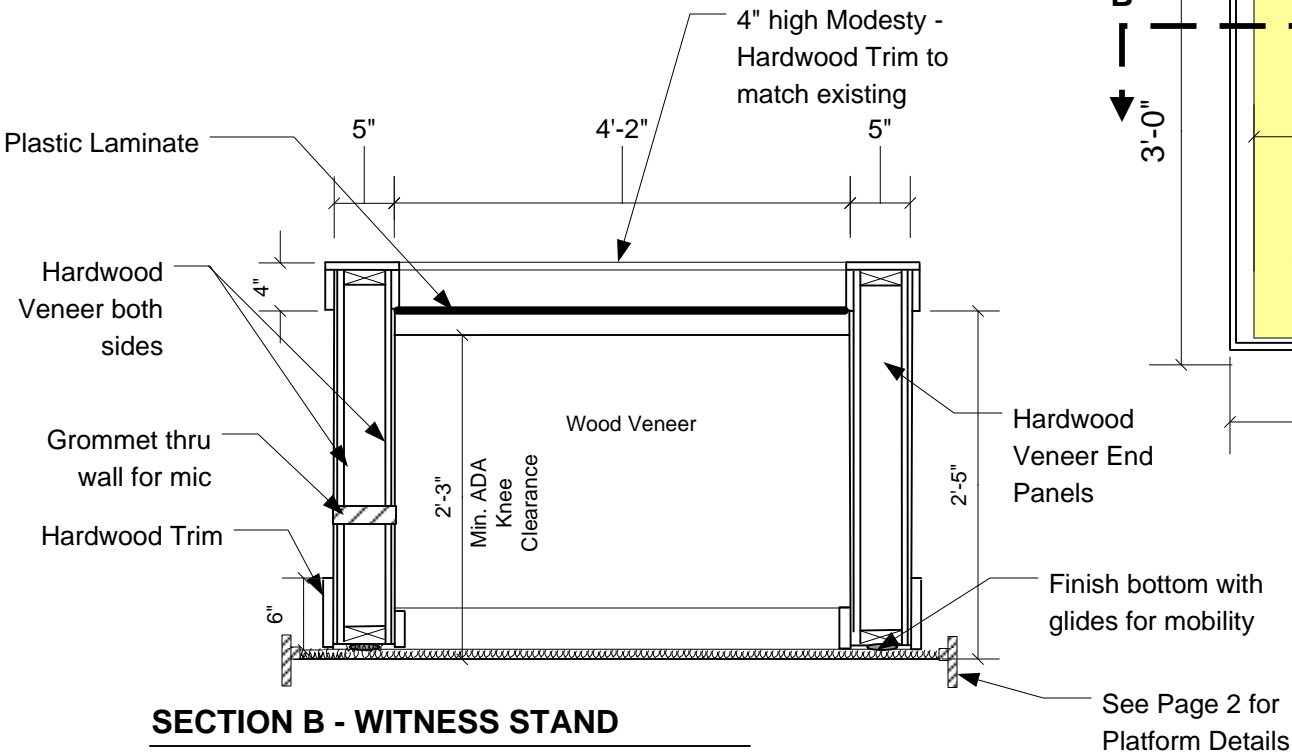
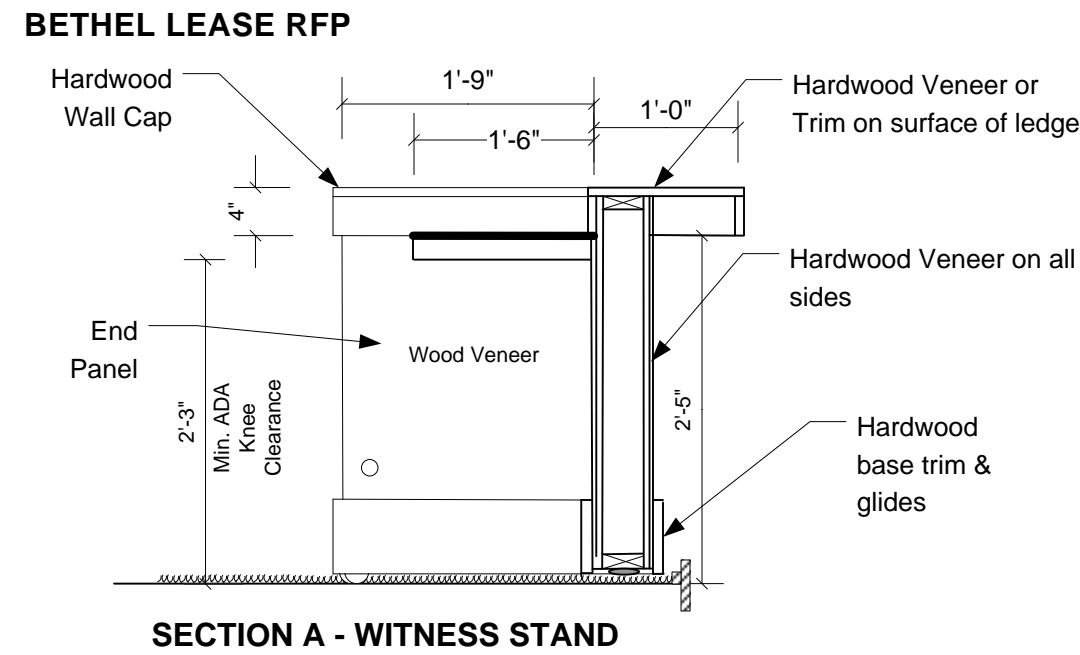
DATE 11-16-17

ELECTRICAL AT JUDGE'S BENCH

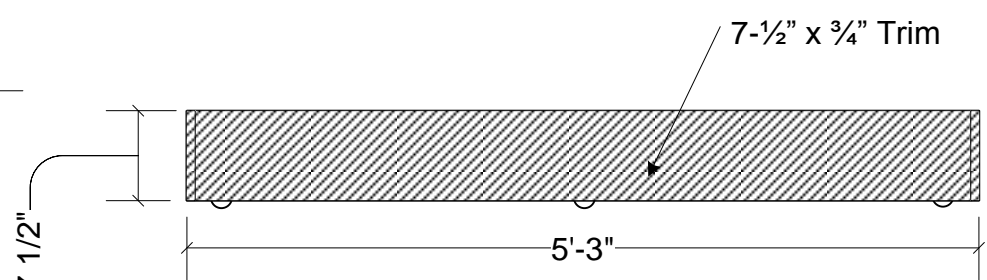
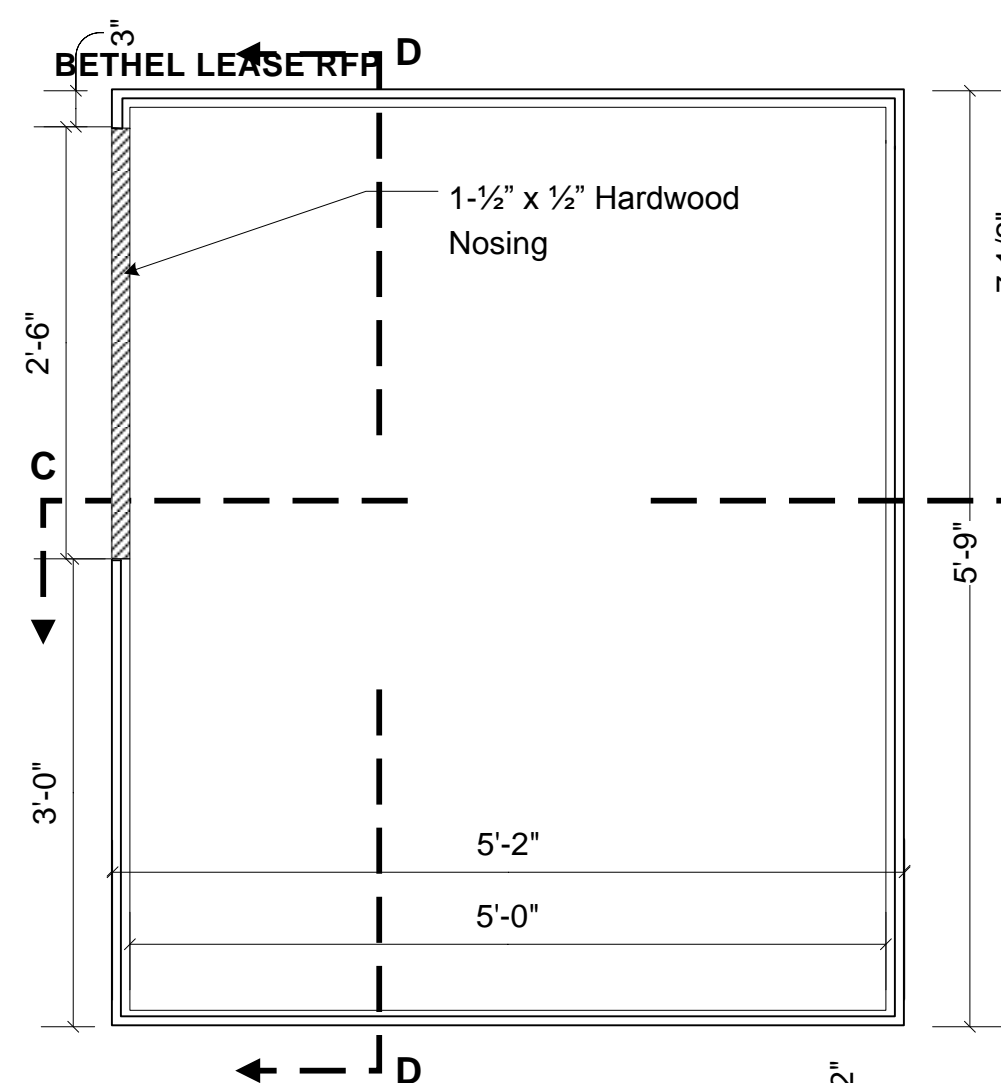
NOTE: ACS Provides Judge's Bench Casework w/modesty walls no veneer on inside face walls; Landlord installs all electrical, low voltage and audio conduit and CJB as specified at the modesty walls and throughout courtroom. ACS will install inside face of modesty walls after rough-in electrical.



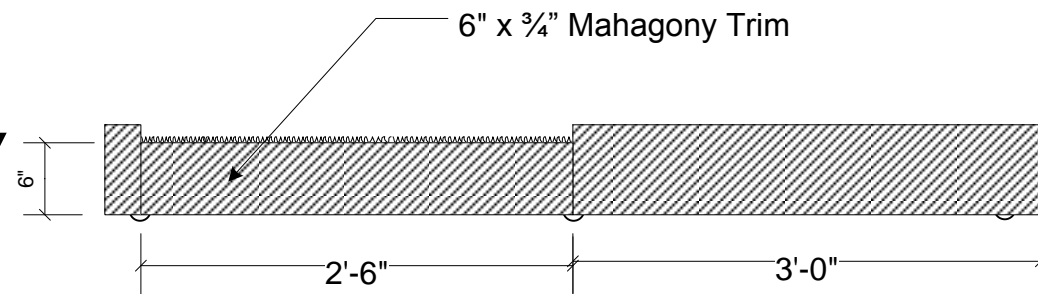
BETHEL LEASE RFP



DATE 11-16-17

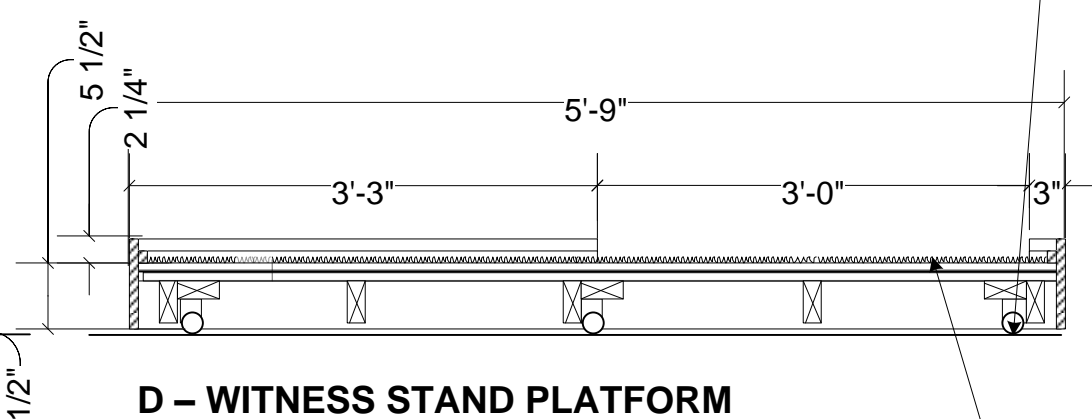
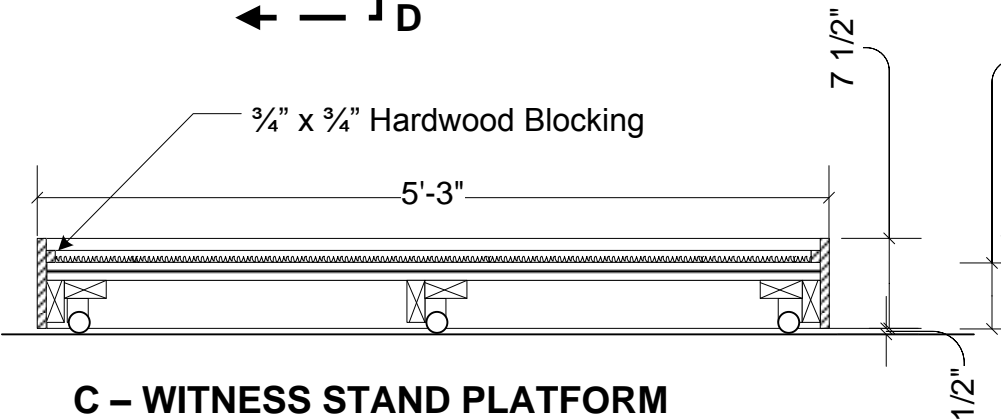


PLATFORM - FRONT ELEVATION



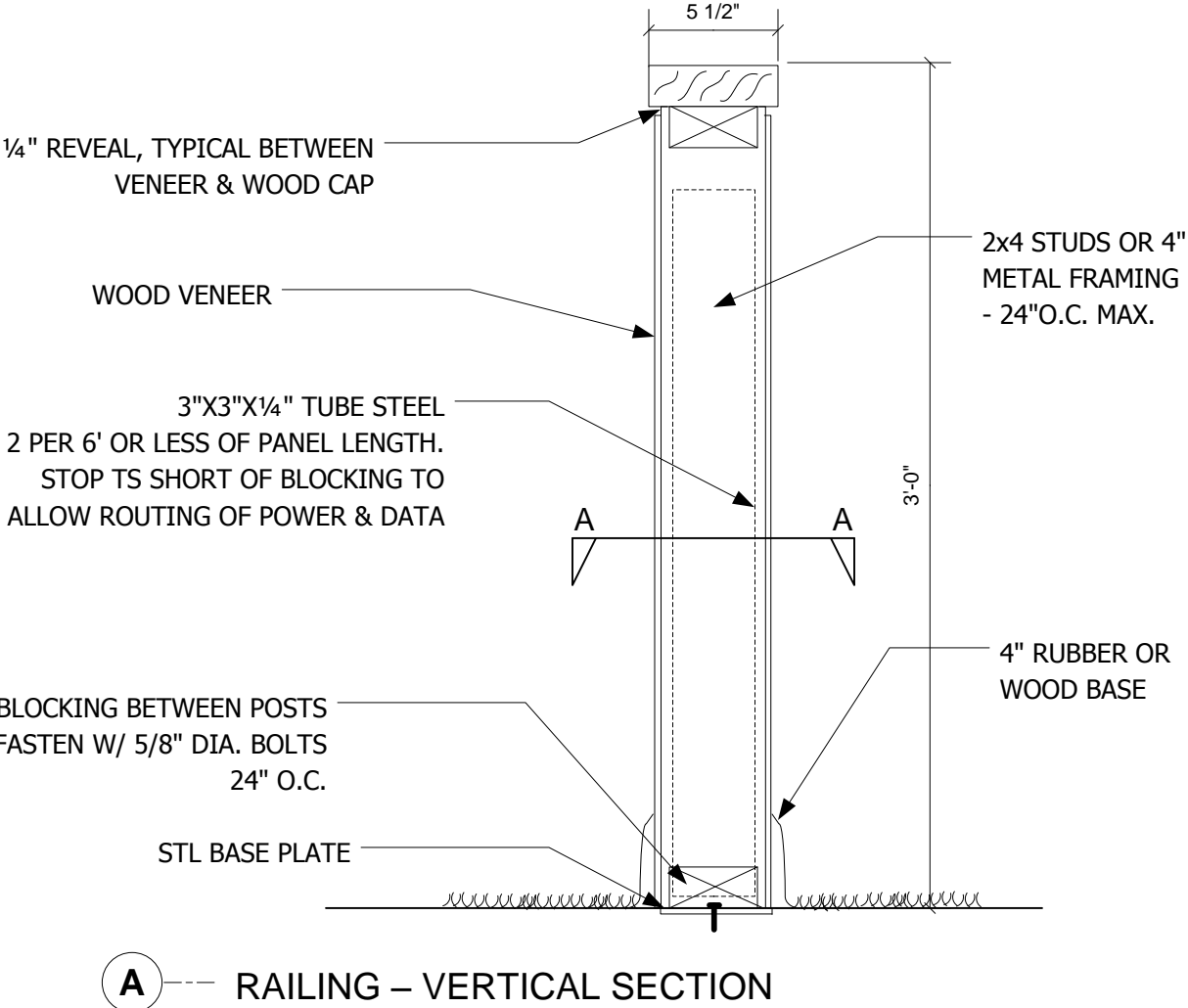
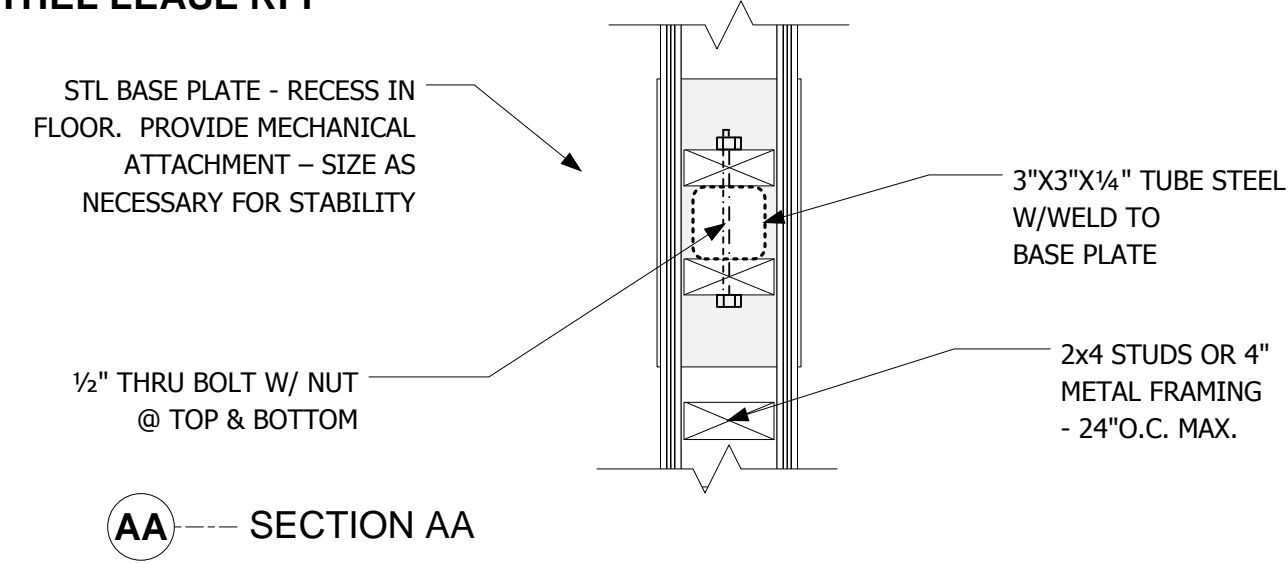
PLATFORM - ENTRY SIDE ELEVATION

Hafele Rolling Star Locking Casters or sim.
Qty as required for full support

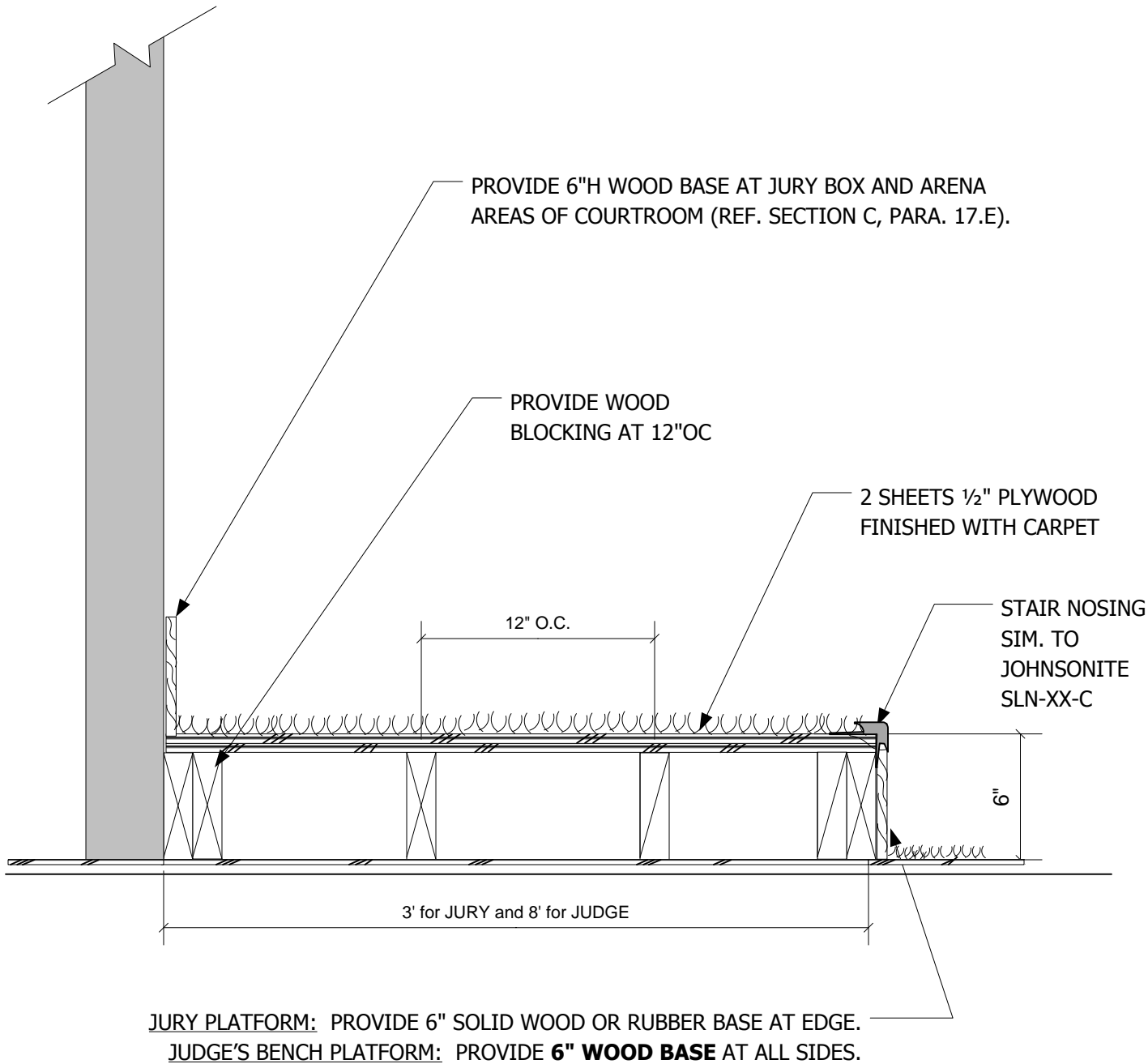


Carpet on (2)
layers ¾" Plywood

BETHEL LEASE RFP



DATE
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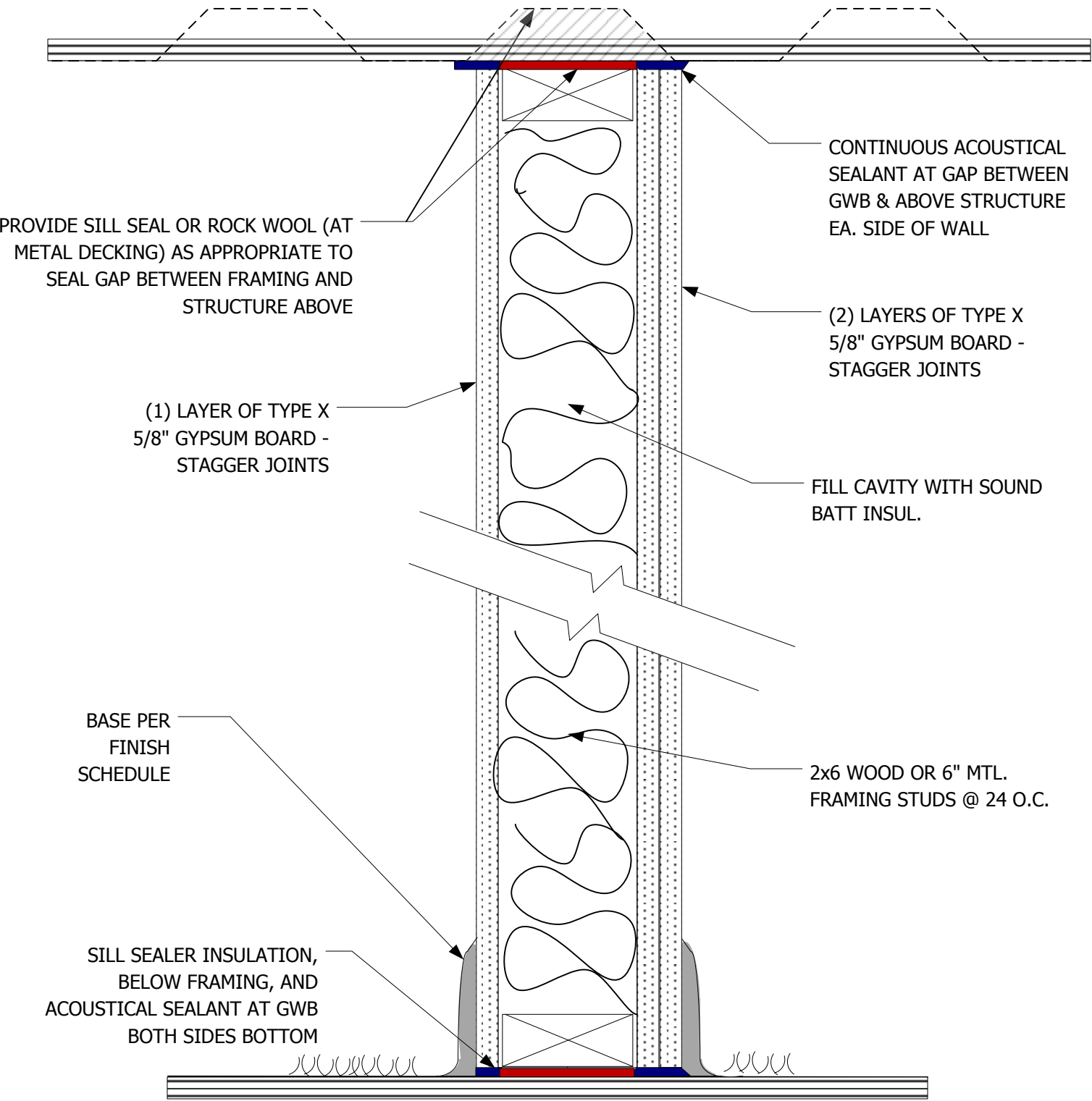


JURY PLATFORM & *JUDGE'S BENCH PLATFORM

***NOTE:** JUDGE'S PLATFORM SIMILAR TO JURY PLATFORM, BUT 18"H AT JUDGE, 6"H AT CLERK. NO STAIR NOSING AT ARENA FACE OF JUDGE'S PLATFORM – WOOD BASE (PROVIDED BY LANDLORD) TRANSITIONS TO MODESTY WALL VENEER (PROVIDED BY ACS).

DATE
11-16-17

BETHEL LEASE RFP



- NOTES:**
- 1. Sound Wall assembly shall be a **minimum of STC45**.
 - 2. Assembly shall be continuous from floor to underside of roof/floor deck above.
 - 3. Seal all piping, duct, or other penetration with rock wool if appropriate, and fire or acoustical sealant as required by assembly.
 - 4. All duct penetrations through the sound wall shall have duct liner extending a minimum of 5'-0" out from the face of the sound wall.
 - 5. All air transfer ducts shall have a sound boot with duct liner. Each leg of the transfer duct shall be a minimum of 2'-0". Reference Section C, Para 20.C.
 - 6. Perimeter Sound Wall required at the following areas (including sound locks): Courtrooms, Hearing Rooms, Grand Jury, Jury Deliberation Rooms, Judge's Chambers, and Clerk of Court Office. Reference Section C, Para.20.A