

**ADDENDUM #4
BETHEL COURTHOUSE LEASE
PROJECT #BET-L-18-0003**

Date: January 22, 2018

To All Plan Holders:

The following changes, additions, clarifications, and/or deletions are hereby made a part of the Contract Documents for the above noted project, fully and completely as if the same were fully contained therein. All other terms, conditions, and specifications of the original Request for Proposals remain unchanged.

This amendment must be acknowledged in the space provided on PART VI Proposal Submittal Information and Certification form.

The Submittal Date and Time is **CHANGED**. The new date is: **April 2, 2018** at 2:00 p.m AST.

1. Addendum Text: Twelve (12) pages
2. Part IV Revised Building Questionnaire – 3 pages
3. Part VI Revised Price Proposal & submittal Information Form – 3 pages
4. Appendix A – Revised Lease Space Requirements – 3 pages
5. Appendix B – Revised Schematic Floor Plans – 2 pages
6. Appendix C – Revised Space Programming – Sheets C.1, C.2, C.5, C.6, C.9, C.16 – 6 pages

CHANGES TO ADDENDA – None

CHANGES TO RFP:

REQUEST FOR PROPOSALS

1. Part 1 Solicitation:

- a. In the leading paragraph **DELETE** “~~12,165 square feet of net usable space~~” and **REPLACE** with “**8,210 square feet of required lease space**”.

- b. **Description of Lease:** **DELETE** and **REPLACE** with the following:

*“Required Specific Lease Spaces: 8,210 SF
Additional Estimated Building Space: 3,200 SF
Estimated Total Building: 11,410 SF”*

- b. After “**Annual Budgeted Lease Rental:**” **DELETE** paragraph in its entirety and **REPLACE** with the following:

“The ACS’s existing budget for the Bethel Lease Cost inclusive of all services and utilities is approximately \$500,000.

NOTE: *The Lease Rental amount may or may not include the electric and fuel oil utility costs, and janitorial and snow removal services at Proposer’s option. The Lease Rental amount is an evaluation criterion.”*

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2. **Part 2 Selection Process and Basis for Award:** At the end of the last sentence of the paragraph, **DELETE:**

~~“pending availability of funding.”~~

3. **Part 4 Submittal Information and Deadline:**

- a. **REVISE** Submittal Deadline date to “**April 2nd, 2018.**”

- b. After the “Note to Proposers”, **DELETE** the following sentence:

~~“Any costs incurred in response to this request are at the Proposer’s sole risk and will not be reimbursed by the ACS.”~~

REPLACE with the following:

“Proposal Stipend: The ACS will provide up to \$5,000.00 as reimbursement for Proposal preparation costs. Proposers must provide documentation (material/contractor invoices, labor costs, etc.) substantiating the actual preparation costs to the Proposer.”

4. **TABLE OF CONTENTS:**

- a. **REVISE** Part IV.5 Building Questionnaire to read “*PART IV – Revised Building Questionnaire*”.
- b. **DELETE** “PART V – Price Proposal Form”.
- c. **REVISE** “PART IV – Proposal Submittal Information and Certifications - 2 pages to read “*Revised Price Proposal & Submittal Information Form*”.
- d. **REVISE** Appendix A –Lease Space Requirements to read “*Appendix A - Revised Lease Space Requirements – 3 pages*”.

SECTION A – INSTRUCTION TO PROPOSERS

1. **Paragraph 12:** **DELETE** this paragraph and **REPLACE** with the following:

“RFP PREPARATION: The ACS will provide up to \$5,000.00 as reimbursement for Proposal preparation costs incurred by the Proposers in response to this RFP or any subsequent requirements related to this RFP. Proposers must provide documentation (material/contractor invoices, labor costs, etc.) substantiating the actual preparation costs to the Proposer.”

SECTION B – RFP DELIVERABLES, EVALUATION CRITERIA, AND SELECTION PROCESS:

1. **PART I – SELECTION PROCESS:**

- a. **Paragraph A.a:** **DELETE** this paragraph in its entirety.
- b. **Paragraph A.b:** **REVISE** this paragraph as follows:
“Part VI Revised Price Proposal & Submittal Information must be fully completed including pricing information, submitted and signed.”
- c. **Paragraph E:** **REVISE** second sentence of this paragraph as follows:
“The ACS reserves the right to request site visits of the Proposer’s offices, **existing buildings or property proposed for this lease contract**, or previous projects prior to or after the submission of proposals.

2. **PART III – DOCUMENTS REQUIRED FOR PROPOSAL:**

- a. **Lead Paragraph:** DELETE final two sentences in their entirety and REPLACE with the following:
“Proposals not including all of the items noted below in A, C, D, and E (if applicable) will be rejected.”
- b. **Paragraph A.2:** At the end of the 1st and 4th sentences, ADD the following:
“and List of incorporated Preferred Elements
- c. **Paragraph A.2:** CHANGE “should” to “shall” in 2nd to last sentence.
- d. **Paragraph A.3:** DELETE “and “Building Questionnaire (Appendix PART IV.5)” from the first sentence.
- e. **Paragraph A.4:** DELETE this Paragraph and REPLACE with:
“Response to Technical Criteria 6: Submit fully completed PART IV Revised Building Questionnaire stapled to Narrative Statement from Criteria 4.”
- f. **Paragraph B:** DELETE this Paragraph in its entirety
- g. **Paragraph C:** REVISE PART VI form name to “**PART VI Revised Price Proposal and Submittal Information Form.**”

3. **PART IV – TECHNICAL CRITERIA:**

- a. DELETE the criteria below title block and REPLACE with:
“The Technical Evaluation criteria consist of four (6) sub-categories:

<i>Criteria 1. Relevant Experience - Lease Contracts</i>	<i>25 points</i>
<i>Criteria 2. Relevant Experience - Design and Construction</i>	<i>25 points</i>
<i>Criteria 3. Financial History, Funding Plan & Pre-Construction Payment</i>	<i>15 points</i>
<i>Criteria 4. Floor Plans, Photos, Preferred Elements, Narrative Statement</i>	<i>65 points</i>
<i>Criteria 5. Proof of Ownership</i>	<i>10 points</i>
<i>Criteria 6. Revised Building Questionnaire</i>	<i>50 points</i>
<i>Criteria 7. Lease Commencement Date</i>	<i>10 points</i>
- b. REVISE Total Maximum Points for Technical Criteria 1, 3, 5, 6, and 7 to coordinate with the Total Maximum Points noted in the above paragraph.
- c. **TECHNICAL CRITERIA 3:**
 1. REVISE this Criteria heading and header paragraph as follows:

TECHNICAL CRITERIA 3	Max Total Point for Criteria 3: 15
Financial History, Funding Plan and Pre-Construction Payment	

The Proposer will be evaluated on its financial condition and funding plan for this lease project, including the size of its request for the Pre-Occupancy Construction Payment. Note that the information submitted will be considered public information unless confidentiality is requested by the Proposer and granted by the ACS. A detailed description of the information requested for evaluation is as follows:

2. **ADD** Paragraph 3 at the end of the “History and Funding Plan” as follows:

“3. The ACS has available funding that may be used to subsidize the specialized build-out construction specified in these RFP documents. This payment may be requested by the Proposer as one lump sum just prior to acceptance and occupancy of the building, or it may be requested in progress payments as construction progresses. However, whichever form the Proposer’s billings take, the request for payment(s) must be supported by back-up documents (contractor or material invoices, labor costs, etc) substantiating the actual design and/or construction costs to the Proposer.

Provide the amount that the Proposer would request for this Pre-Occupancy payment, the estimated schedule for this payment, and include this amount in its Funding Plan. Note that the ACS’s existing budget for this pre-occupancy contribution is approximately \$500,000 to \$1,000,000
3. **TECHNICAL CRITERIA 4: Lead Paragraph: DELETE** final sentence in its entirety and **REPLACE** with the following:

“Additionally, the ability to incorporate “Preferred” items submitted under Paragraph C below, within the floor plan submitted for this Criteria 4, will be a factor for the review committee
4. **TECHNICAL CRITERIA 4: ADD** Paragraph C at the end as follows:

*“C. **Preferred Elements:** The Proposer should name each “Preferred” element from the list below that they were able to incorporate into their Floor Plan(s) submitted under this Criterion, and describe its location and any other pertinent information. Reference Appendix C Space Programming Sheets and Section C Technical Lease Requirements, for all “Preferred” design features and construction elements that the ACS would like to have incorporated into the finished facility. A summary of the most valued “Preferred” elements, and the document location where those “Preferred” elements are described is shown below. Note that “Preferred” Elements are in order of importance to the ACS.*

***1st: Appendix C – Multi-Litigant Courtroom:** Enlarge one of the three required Superior Courtrooms to become a Multi-Litigant Courtroom.*

***2nd: Appendix C – 4th Superior Courtroom:** Enlarge the one Grand Jury/Hearing Room to the size of a Superior Courtroom.*

***3rd: Appendix C – Superior Courtrooms:** Offeror should indicate on response how many of the three (3) required Superior Courtrooms will have a minimum 7’6” AFF Modesty Wall at exit for Judge at Judge’s Bench*

***4th: Section C - Technical Lease Requirements, Para 26 Parking:** Provide all or a substantial portion of the Staff Parking on the same lot as the building in which the premises are located, or on a lot adjacent to, or across the street from, the building.*

***5th: Appendix C – Judge’s Chambers:** Group all (4) Judge’s Chambers and both Judicial Assistant Offices in one location – rather than separated into (2) groups.*

***6th: Appendix C – Jury Assembly/Public Lobby:** Direct Clerk’s Office Access to Jury Assembly/Public Lobby”*
5. **TECHNICAL CRITERIA 5: DELETE** “Building Questionnaire” from the title, and **DELETE** Paragraph “B Building Questionnaire” in its entirety.

6. **TECHNICAL CRITERIA 6: DELETE this Criteria and REPLACE with the following:**

TECHNICAL CRITERIA 6	Max Total Point for Criteria 6: 50
Revised Building Questionnaire	

The response to this criterion will be evaluated on how likely the building and site offered will provide a healthy, code compliant, and low maintenance environment for the life of this lease contract, and possible renewal options. The Revised Building Questionnaire is intended to inform the ACS of the existing condition of the property and building, and ensure that all properties will comply with existing codes, and standards listed in this RFP.

A. Revised Building Questionnaire: *Proposer shall fully complete attached **Appendix Part IV Revised Building Questionnaire**, for both new construction and for existing buildings to be remodeled."*

7. **PART IV.5 – BUILDING QUESTIONNAIRE: DELETE Building Questionnaire and REPLACE with the attached "**PART IV - Revised Building Questionnaire**" form.**
4. **PART V – PRICE PROPOSAL CRITERIA: DELETE PART V in its entirety and REPLACE with the following:**

PART V – PRICE PROPOSAL CRITERIA	Total Max Points: 200
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Determination of Price Proposal Points: *The proposal with the lowest proposed price after adjustment for Added Services and Utilities, will get the maximum points (200). For purposes of this RFP, the ACS has determined the value of the Added Services and Utilities based on historical costs in Bethel and northern region areas, and existing contracts at the current courthouse. If the ACS is required to provide these Services or Utilities, the following costs will be calculated into the Annualized Lease Cost:*

Electrical Utility Monthly Service:	\$56,000
Heating Fuel Oil Monthly Server:	\$38,000
Janitorial Services Contract:	\$61,500
Snowplowing Ped Access & Parking Lot:	\$25,000

The score for the proposals will be calculated using the following formula:

Offeror's Total Cost Criteria 1 Points = (Proposed Annualized Lease Amount plus Additional Services and Utilities cost to ACS) x 15 year Term x 200

Example:

Offeror A

Annualized Lease Amount:	Lump Sum Price Proposal:	\$	600,000	
Added Services/Utilities cost to ACS:	Janitorial only:	\$	61,500	
Term Contract Amount:	15 years X	\$	661,500:	\$9,922,500
Criteria 1 Price Points (\$7,875,000 X 200) / \$9,922,500				158.7

Offeror B

Annualized Lease Amount:	Lump Sum Price Proposal:	\$	525,000	
Added Services/Utilities cost to ACS:	None:	\$	0	
Term Contract Amount:	15 years X	\$	525,000:	\$7,875,000
Criteria 1 Price Points (\$7,875,000 X 200) / \$7,875,000				200.0

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Offeror C

Annualized Lease Amount: Lump Sum Price Proposal: \$ 405,000
Add Services/Utilities cost to ACS: All Services, Utilities: \$ 180,500
Term Contract Amount: 15 years X \$ 585,500: \$8,782,500
Criteria 1 Price Points (\$7,875,000 X 200) / \$8,782,500 179.3

PRICE CRITERIA 1:

Max Total Points for Criteria 1: 200

Annualized Lease Amount

ANNUALIZED (YEARLY) LEASE AMOUNT: The Proposer must enter a fixed annualized price for this space lease on **PART VI Revised Price Proposal and Submittal Information Form**, Price Criteria 1. Failure to enter a yearly price on this item will result in the proposal being declared non-responsive. Lease cost for approximately 8,210 Square Feet of specified Lease Space, in a Facility with an estimated Total Building Area of 11,410 square feet, as described in Sections A, B and C, and Appendix A of this RFP. Proposer may select which of the following Utilities and Services to include in their Lump Sum Annualized Lease Amount, and indicate these Services and Utilities in the PART VI Form, under Price Criteria 1, by checking the appropriate boxes. Please reference the below RFP paragraphs from Section C Lease Requirements for a description of the requirements for each item:

	<u>Technical Lease Req'mts</u>	<u>General Lease Cond.</u>
Electric Utility Monthly Service:	Para. 13.B	Para 3.J
Heating Fuel Oil Monthly Service:	Para. 16.A	Para 3.J
Janitorial Services:		Para 3.I, 3.J, 3.M
Snow Plowing & Removal Services:		Para 3.J, 3.K

All other Utilities and Services, including sewage, potable water, trash removal and general maintenance must be provided by the Offeror, and included in the Annualized Lease Amount as described in Section C General Lease Conditions and Technical Lease Requirements of this RFP.

Note: The ACS's existing budget for the Bethel Lease Cost including all services and utilities is approximately \$500,000

5. **PART V – PRICE PROPOSAL FORM:** **DELETE** Price Proposal Form in its entirety.
6. **PART VI – PROPOSAL SUBMITTAL INFORMATION & CERTIFICATIONS:** **DELETE** this form in its entirety and **REPLACE** with the attached ***Revised Price Proposal & Submittal Information Form***.

SECTION C – GENERAL LEASE CONDITIONS

1. **Paragraph 3.I:** **DELETE** this paragraph, including subparagraph 1), and previous changes from Addendum #2, and **REPLACE** with the following:

"I Janitorial Requirements: Proposer shall propose whether it intends to provide Janitorial Services within the Annualized Lease Amount under Section B, PART V – Price Criteria 1. If Janitorial Services are **NOT** included in the Offeror's proposal, and the ACS agrees to provide them in the executed lease contract, then ACS, at their own expense, shall contract out separately

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for janitorial services within ACS lease space inclusive of all supplies and equipment necessary to perform those services. Landlord shall provide janitorial services outside of ACS lease required spaces, with a similar scope and schedule, unless ACS is the sole tenant of the building and premises.

Whether the Landlord provides Janitorial Services, or the ACS provides them, the minimal scope in the Janitorial Contract shall include the below services and restrictions:

- 1) **Services:** *Janitorial services, as listed in herein, shall be inclusive of all supplies and equipment for the Premises. Janitorial work will be scheduled to avoid interference with the ACS'S business. Landlord must instruct the janitor not to disturb material on desks, drawers or cabinets, or use telephones and computers. Equipment, furniture and wastebaskets, if removed for cleaning, must be replaced in their original locations and all electrical items must be reconnected to their outlets.*
- 2) **Janitor and Employee Qualifications:** *So far as practical, janitorial employees must be experienced in the work to be performed. All on-Premises personnel must obtain the Security Clearance as required by Paragraph M below. ACS may request removal from the work area of any person whose continued employment on the Premises is deemed contrary to the public or ACS's best interests.*
- 3) **Defective Work:** *Upon notification, Landlord shall, at Landlord's expense, correct any defect in the janitor's work. When the ACS determines in its sole discretion that a defect in janitorial work could result in injury to persons, the ACS may immediately correct the defect using the most expedient method available and deduct the costs from the rent. The Landlord is responsible for all injury to persons or property, which may result from janitorial fault or negligence.*
- 4) **Building Security:** *The janitor will lock outside doors at all times except when the Property is normally open to the public. Interior building doors (within the Premises and connecting the Premises to the Property) will remain locked except while work in the immediate area is in progress. All doors will be locked when the janitor(s) leave(s) the building.*
 - a. **Safe Practices:** *Accepted safe practices must be followed in the performance of the janitorial work. Janitor shall also comply with standards prescribed by the State of Alaska, Department of Labor, Division of Labor Standards and Safety.*
 - b. *After each performance of cleaning or other services during non-regular office hours the janitor shall: Turn off unnecessary lights; Inspect the area for fire hazards and take appropriate corrective action; Close and lock all outside doors and windows. In accomplishing the services, the janitor(s) shall unlock and leave open only doors in areas in which a person is working. Doors to areas where no one is working shall remain locked at all times.*
- 5) **Supervision:** *At the end of each workday, the janitorial supervisors shall inspect the entire Property to ensure that all work is complete and all doors are locked and unnecessary lights turned off.*
- 6) **Services:**
 - a. **Services provided 1) Daily** *at Public areas including Lobby, Jury Assembly, Public Toilets, and Courtrooms/Hearing Room; and Attorney Conference Room;*
and 2) Two days a Week *for Secured areas including Secured Corridors, Jury rooms, and Judicial Offices (includes JA Office and Law Clerk Office).*
 - i. *Empty all wastebaskets and trashcans. Collect all wastepaper and trash and dispose of it away from the Premises. All waste shall be put into trash bag. Plastic liners shall be furnished for wastebaskets and trashcans by the Landlord and shall be changed as needed, but in no case shall they be used longer than one week*

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- ii. Vacuum all halls and floors in the portion of space leased by ACS. Sweep hard floor with a yarn broom or a dust mop treated with polyethylene glycol or similar non-injurious material.
- iii. Provide and maintain adequate supplies of toilet paper, seat covers, deodorizers, sanitary napkins, towels and soap in toilet rooms. These supplies are to be of standard or better quality and are to be furnished by the Landlord.
- iv. Mop or scrub all public toilet room floors. Wash all plumbing and toilet fixtures with warm water and soap. Disinfect sinks, toilets and urinals. Damp wipe all dispensers, walls and partitions.

b. Monthly Service

- i. Dust all visible surfaces of furniture, fixtures, windowsills and equipment. Remove all finger marks and smudges from walls, woodwork, glass surfaces.
- ii. Damp mop all tiled and waxed floors and Machine buff to remove traffic marks and restore luster if and where applicable.
- iii. Mop or scrub all private toilet room floors. Wash all plumbing and toilet fixtures with warm water and soap. Disinfect urinals and toilets. Damp wipe all dispensers, room walls, and partitions.

c. Annual Service

- i. Dust or vacuum window coverings (such as drapes and blinds). Dust with a treated cloth overhead pipes, moldings, window and doorframes, and other items as necessary.
- ii. Wash light fixtures, lamps and lenses for greatest light efficiency.
- iii. Wash windows inside and out at least once per year, leaving no streaks or unwashed places.
- iv. Wash all wastebaskets and trash cans.
- v. Shampoo carpets.
- vi. Remove all wax from all floors by mopping or scrubbing with synthetic detergent or wax remover, rinse thoroughly, and apply good skid resistant wax of a type recommended by floor tile manufactures. When wax is dry, machine buff to smooth sheen."

2. Paragraph 3.J: DELETE this paragraph, including subparagraph 1), and previous changes from Addendum #2, and **REPLACE** with the following:

"J Utilities & Trash Removal, and General Maintenance Services: Landlord shall provide as part of the monthly rent the following utilities: Sewage, potable water, trash removal from the premises and all general building maintenance inclusive of all supplies and equipment necessary to perform those services. General maintenance shall include lamp replacement. Landlord shall inspect interior and exterior light fixtures for burned out lamps, and replace as needed. The ACS will provide its own telephone and data service.

- 1) Electrical Service and Fuel Oil: Offeror shall propose whether it intends to provide Electrical Monthly Service and Heating Fuel Oil within the Annualized Lease Amount under Section B, PART V – Price Criteria 1. If these utilities are **NOT** included in the Offeror's proposal, and the ACS agrees to provide them in the executed lease contract, then ACS, at their own expense, shall pay monthly electrical service charges and fuel oil costs directly to the providers.
- 2) Cost Separation at Multi-Tenant Buildings: If the building is not solely occupied by the ACS, the Landlord must provide a separate meter for the ACS's electric service, and must provide a reasonable building occupancy (percentage) calculation for the sharing of heating utility costs for each tenant".

3. Paragraph 3.K: **DELETE** this paragraph and **REPLACE** with the following:

“K Maintenance Outside the Lease Premises and Snow Removal: Landlord will maintain stairways, porches, and common hallways used for access to the Premises in a good state of repair and a clean and safe condition year round.

- 1) **Snow Removal:** Offeror shall propose whether it intends to provide Snow Removal within the Annualized Lease Amount under Section B, PART V – Price Criteria 1. If the Offeror includes Snow Removal in their Annualized Lease Amount, then Landlord shall provide snow removal at entrances, steps, sidewalks/pathways and parking areas used by all building tenants. If this service is **NOT** included in the Offeror’s proposal, and the ACS agrees to provide it in the executed contract, then ACS, at their own expense, shall contract out separately for removal of accumulations of ice and snow from outside steps, parking lots, driveways and sidewalks/pathways **which are provided for, and used solely by**, the ACS and their clients on the Property, inclusive of all supplies and equipment necessary to perform those services.

Whether the Landlord provides Snow Removal Services, or the ACS provides them, the minimal requirements for services include:

- a. All lots and driveways must be cleared of all snow, and must be sanded or ice free by 7:30am.
- b. If conditions become icy from 7:30am to 6pm, contractor will, within 2 hours, provide sanding services to prevent vehicles or people from experiencing slip and fall conditions, being careful not to damage vehicles in the lot.
- c. Emergencies: When a 2” or more snowfall or icing conditions occur during ACS business hours (7:30am to 4:30pm Monday through Friday except State Holidays), Contractor shall provide preliminary snowplowing and/or sanding as needed to allow for safe movement of people and vehicles prior to 4:30pm. The balance of the Snowplowing and/or sanding of entire lot shall be complete by 7:30am the following day.”

4. Paragraph 3.M: **DELETE** this paragraph, including all subparagraphs and **REPLACE** with the following:

“M Security Clearance: All Landlord’s personnel (both employed staff and contracted staff such as janitors) must undergo a security check for access to the ACS’s lease space. Landlord’s personnel must complete a Background Check Form, and submit it to the ACS for approval prior to commencement of work. The Landlord shall ensure these requirements are met. Personnel submitted by the Landlord for clearance may have access to the Premises unless, within five days of receiving the Background Check Form, ACS notifies the Landlord that a listed person poses a reasonable threat or risk, based on information provided in the background check. The Landlord shall then deny access to the Premises to that person. ACS shall not unreasonably identify any listed person as a threat or risk, and may contact Landlord to further discuss any individual.

During the term of this contract, the Landlord must monitor the status of each of its subcontractors, agents, principals, officers or employees with respect to the conditions described above. If, during the term of this contract, the Landlord learns that the criminal history of an individual has changed the Landlord must immediately report this change to the ACS contracting officer or manager the nature of the change in status.”

SECTION C – TECHNICAL LEASE REQUIREMENT

1. Paragraph 5.B.3): **ADD** the wording “(if available on lot)” after “Parking for ACS staff”.
2. Paragraph 8: **DELETE** “~~not usable office space as defined above and~~” in the first sentence and **REPLACE** with “lease space”.
3. Paragraph 8.B: **DELETE** the second sentence “~~Public Halls and Secure Prisoner Transport access points and circulation paths are separate and do not intermingle.~~” **REPLACE** with the following:
“Public Halls **are separate and do not intermingle** with Secure Staff Halls and Secure Prisoner Transport access points and circulation paths.”
4. Paragraph 9.C: **DELETE** this paragraph in its entirety and **REPLACE** with the following:
“Public access to the ACS lease space must be through a Security Screening Lobby. Once the public has progressed through the Security Screening Scanner and Walk-thru equipment, they should encounter the Clerk’s Office or the Public Lobby/Jury Assembly area provided as part of the ACS lease space (or a circulation path to this area)”.
5. Paragraphs 13.E.2), 14.B.6), 14.C.2).i, 14.C.3.i and 14.C.4).i: **DELETE** “**and Hearing Rooms**” from title.
6. Paragraph 13.E.10): **DELETE** this paragraph in its entirety and **REPLACE** with the following:
“10) **Parking:** Provide a minimum of (1) headbolt heater outlet located at Prisoner Transport Parking locations, and if there are any Staff parking spaces on the premises, then it is preferred that there be a minimum of one outlet for each two spaces (this will be an evaluation factor for Criteria 4)”.
7. Paragraphs 14.C.2).ii, 14.C.3)ii, and 14.C.4)ii: **ADD** “(also used as Hearing Room)” to the title.
8. Paragraph 14.C.5).ii: **DELETE** “~~or hearing room~~”.
9. Paragraph 14.F: **ADD** subparagraph 4) as follows:
“4) **Grand Jury (also used as Hearing Room):** Provide 1-¼ ” conduit from Clerk’s Junction Box (CJB) to Flat Screen Monitor, typically behind Witness area. Exact location and height of j-box to be coordinated with ACS”
10. Paragraphs 16.E.1) and 21.E.7): **DELETE** “~~hearing room~~”.
11. Paragraph 17.D.1): **DELETE** this paragraph in its entirety and **REPLACE** with the following:
 - 1) “**At Customer Service Windows:** Provide two (2) countertops – one at each relite specified for the Customer Service Counter Lobby area in Paragraph 22 WINDOWS below. At 60”W Relite: Provide a 66” long x 36” wide x 42” high countertop, extending a depth of 12” of the countertop on the **Customer** side to center of wall, and 24” of depth of the counter on the **Clerk’s Office** side to center of wall. At the 30”W Relite: Provide a 36” long x 24” wide by 30” high countertop, with full depth of countertop on **Customer Service** side of the wall. Center both relites in the counter length. Provide cash drawer with lock on Clerk’s Office side 66” long countertop.”
12. Paragraph 17.D.2): **DELETE** this paragraph in its entirety and **REPLACE** with the following:
 - 2) “A separate 48” long x 24” wide x 30” high ADA Compliant/Self Help counter must be provided in, or adjacent to, the Customer Service Lobby area (may be in Public Lobby/Jury Assembly).”

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13. Paragraph 23.C: **DELETE** “*Jury Assembly*” and **REPLACE** with “*Grand Jury/Hearing Room*”.
14. Paragraph 24.B: **DELETE** this paragraph in its entirety and **REPLACE** with the following:
“B. **Parking Signage:** Landlord shall provide permanent signs indicating which spaces are reserved for the Prisoner Transport Vehicle and ADA required signage at all handicapped accessible parking spaces. Additionally provide a sign to indicate two-minute drop-off parking area.”
15. Paragraph 26: **DELETE** this paragraph and subparagraphs in its entirety and **REPLACE** with the following:
“26. **PARKING:** Landlord shall provide the following parking (Reference Part IV Revised Building Questionnaire):
A. **Prisoner Transport:** (1) one prisoner transport vehicle located adjacent to the Holding Area Prisoner Delivery Entrance, and visually concealed from the Public Entrance. This parking will be signed as reserved parking for Troopers only and, if in an outside area, will require electrical plug-ins (reference Paragraph 13 above).
B. **Staff Parking:** Safe reserved off-street parking must be provided for (25) twenty five ACS staff with furthest parking space located within ¼ mile of the staff building entrance, if not located on the same lot as the leased facility.
C. **Public Parking:** Safe parking must be available for customers and jurors, with furthest parking space within ¼ mile of the building entrance used to access court space.
D. ADA parking spaces shall be provided accessible, code compliant route to the building entrance.
E. **Drop Off Parking:** Provide a code compliant short-term (2 minute) parking space for customer drop-off. This parking space shall be on the leased facility lot, adjacent to the public building entry, and shall not impede street traffic or cause a risk to pedestrians or traffic.”

APPENDIX A – LEASE SPACE REQUIREMENTS

1. **DELETE** Appendix A – Lease Space Requirements in its entirety and **REPLACE** with the attached “Appendix A - Revised Lease Space Requirements”

APPENDIX B – SCHEMATIC FLOOR PLAN

1. **DELETE** Appendix B – Schematic Floor Plan in its entirety and **REPLACE** with the attached “Appendix B - Revised Schematic Floor Plan”

APPENDIX C – SPACE PROGRAMMING SHEETS

1. **DELETE** the following sheets in their entirety and **REPLACE** with the attached **REVISED** sheets as follows. **NOTE:** Each sheet shows the Addendum changes with red italic text.
- A. **DELETE** “*Security Screening Lobby*”: **REPLACE** with “**REVISED Security Screening Lobby**”
- B. **DELETE** “*Jury Assembly*”: **REPLACE** with “**REVISED Public Lobby/Jury Assembly**”
- C. **DELETE** “*Customer Service Counter Lobby*”: **REPLACE** with “**REVISED Customer Service Counter**”
- D. **DELETE** “*Grand Jury Suite*”: **REPLACE** with “**REVISED Grand Jury Suite & Hearing Room**”
- E. **DELETE** “*Clerk’s Office*” **REPLACE** with “**REVISED Clerk’s Office**”

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- F. **DELETE** *"Public Halls, Stairs and Arctic Entry"* **REPLACE** with **"REVISED Public Circulation (Halls & Stairs)"**
2. **DELETE** the following sheets in their entirety: *"Public Lobby(s)", Attorney Conference Room"*.
3. **MULTILITIGANT SUPERIOR COURTROOM:** At "QTY REQUIRED" **DELETE** *"ONE (1)"* and **REPLACE** with the following:
"NOT REQUIRED. PREFERRED ELEMENT: In lieu of one of the three required Superior Courtrooms, provide a Multi-Litigant Courtroom"
4. **SERVER ROOM AND COMMUNICATIONS ROOM:**
- A. At "REQUIRED ADJACENCIES:" After "Secure Access:" **DELETE** *"From Secured court area of courthouse, or secured mech/electrical rooms"* and **REPLACE** with the following:
"Room may be in the public area of the courthouse, but it must be secured with a thrustbolt lock. It is preferred that it is located off of an area that is within the secured lease area."
- B. At "MECHANICAL⁵:" At end of last sentence **CHANGE** temperature to "68 to 75 degrees F".
5. **SUPERIOR COURT JURY DELIBERATION SUITE:** At "QTY REQUIRED" **DELETE** *"THREE (3)"* and **REPLACE** with *"TWO (2)"*.
6. **CLERK OF COURT OFFICE:** At "MINIMUM NUSF" **REVISE** *"110SF"* to *"80SF"*.
7. **JUDGE'S CHAMBERS:**
- A. At "MINIMUM NUSF" **REVISE** *"250SF"* to *"225SF"*.
- B. At "REQUIRED ADJACENCIES:" **ADD** **"Preferred:** *Group all four Chambers in one location around one Judicial Assistant Open office, rather than in two separated groups."*
8. **JUDICIAL ASSISTANT OPEN OFFICE:** At "MINIMUM NUSF" **REVISE** *"500SF"* to *"400SF"*.
- A. At "MINIMUM NUSF" **REVISE** *"500SF"* to *"400SF"*.
- B. At "COMMENTS:" **ADD** **"Preferred:** *One (1) 400SF open office rather than two (2) small 200SF offices."*
9. **LAW CLERK OFFICE:** At "MINIMUM NUSF" **REVISE** *"200SF"* to *"80SF"* and **REVISE** "TYPICAL OCCUPANCY:" and "PURPOSE:" to *"(1) Law Clerk"*.
10. **MEN'S AND WOMEN'S PUBLIC TOILETS:** At "REQUIRED ADJACENCIES:" For *"Public Access:"* **ADD** a 2nd sentence to read: *"The Preferred² location of the Public Toilets is on the ACS side of Security Screening."*

APPENDIX D – TYPICAL COURTROOM LAYOUT - SUPERIOR

1. **TYPICAL SUPERIOR COURTROOM:** At Note for *"Jury Platform"*, **DELETE** *"and (1) ADA space"*.
2. **APPENDIX D.3 – ACS PROVIDED WITNESS STAND & PLATFORM:**
- A. At *"SECTION B WITNESS STAND"* Note **DELETE** *"to match existing"*.
- B. At *"PLATFORM ENTRY SIDE ELEVATION"* Note **REPLACE** *"Mahogany"* with *"Hardwood"*.

END OF ADDENDUM #4

SECTION B – PART IV TECHNICAL CRITERIA 6

ALASKA COURT SYSTEM (ACS)
PART IV - REVISED BUILDING QUESTIONNAIRE
LEASE CONTRACT

Procurement per ACS Procurement Guidelines

The ACS will use the information provided in this questionnaire to determine whether the premises offered by An Proposer meet the minimum project criteria, and as an evaluation criteria. If the premises offered are not acceptable to the ACS and do not meet the minimum criteria in the project criteria, as set forth in these RFP documents, the ACS will not consider the Proposer to be eligible for award.

If the proposed premises are new Construction, respond to all questions with the proposed building information, including address, design and construction, or write “N/A” if not applicable.

1. Address and Location of building/facility, Name of building, if applicable (provide legal description also):

2. Construction Type: _____ Occupancy Classification(s): _____
3. Applicable codes used for building construction including mechanical & electrical systems (i.e. IBC 2003):

4. Age of Original Building: _____ Total SF of Building: _____
5. Date/Description of Building Remodels/Expansions: _____
6. Dates (or anticipated dates) of Major Building Upgrades (i.e. roof, windows, siding, fuel oil system, etc.): _____
7. Installation Date & Condition of Building Services, including water, sewer/septic, fuel oil and power:

8. Remaining Life Expectancy (Lifespan) of building as of January 2018:
 1) Original Building _____ 2) Expansion Areas: _____
 3) Refurbished/replaced Building Systems: _____
9. Presence of Hazardous Materials, Moisture Intrusion, or Microbial Growth (Mold): No _____ Yes _____
 If yes, describe material types, moisture or mold locations, and any proposed remediation plans:
 (i.e. PCBs, ACM, etc.) _____

10. Is the existing building compliant with current building codes, including fire exiting, fire resistance, ADA compliance, seismic requirements and BEES energy standards? Yes _____ If No, What items will require code upgrades: _____

11. Single or Multi-story Building: _____ Number of floors: _____
12. **Total** Lease square footage available in, or proposed for, all leases in building at date of submittal:
1st floor: _____ 2nd floor: _____ 3rd floor: _____ Other floors: _____ Total Bldg: _____
13. If building is proposed to be Multi-Tenant, state proposed Floor(s) & Floor Location(s) for Court Area:
(NOTE: this must be shown on building floor plans (ref. Section B RFP Deliverables): _____

14. If other tenants are to occupy the building, list names and types of businesses they will conduct: _____

15. Typical Wall Assemblies: Interior Walls: _____
Exterior Walls: _____
16. Type of heating and ventilation systems available in, or proposed for, the building at date of submittal:

17. If the space offered is above ground level, confirm the building will have the following:
ADA Compliant elevator at date of submittal: Existing: _____ Proposed: _____
Public Stairs at date of submittal: Existing: _____ Proposed: _____
Secondary Stairs at date of submittal: Existing: _____ Proposed: _____
18. Parking: NOTE: The Reserved Parking for (1) Prisoner Transport Vehicle; and as many of the additional Reserved Parking Spaces for (25) staff that the Offeror is able to accommodate on the same lot as the building in which the premises are located shall be identified on the proposed Site Plan submitted under Technical Criteria 4. The below information is solely for the remaining Reserved Parking for staff, and any additional public/juror parking available within ¼ mile of the Courthouse:
- A. Number of Parking Spaces required by local code for this building lease, if applicable: _____
- B. Reserved Staff Off-Street Parking: Number of off street staff parking spaces not shown on the submitted Site Plan, but which are provided within a ¼ mile of the Courthouse Staff Entry: _____
1. Location of above Reserved Staff Off-Street Parking: _____

C. Other available parking for Public and Jurors with a ¼ mile radius of Courthouse:

1. Other available off-street parking spaces in public lot: Quantity: _____ Distance to Courthouse: _____ Typical availability of these parking spaces: _____
2. Other available off-street parking spaces in private lot: Quantity: _____ Distance to Courthouse: _____ Typical availability of these parking spaces: _____
3. Quantity of available parking on street _____

19. Offeror _____(is) _____(is not) in arrears on Alaska State Taxes.

20. Is property encumbered by a mortgage, lien or any other financial obligation?

YES _____ NO _____

If yes, please attach a copy of the document for the State's review.

21. Will a Fire Sprinkler System be provided for the building? **NOTE:** Building must be compliant with current codes.

YES _____ NO _____

22. Is the Direct Access Road Dirt, Gravel or Paved?

DIRT _____ GRAVEL _____ PAVED _____

25. Who maintains the Access Road? _____

SECTION B – PART VI PRICE PROPOSAL, & SUBMITTAL INFORMATION & CERTIFICATIONS**BETHEL COURTHOUSE LEASE**

Project Number BET-L-18-0003

PART VI – REVISED PRICE PROPOSAL & SUBMITTAL INFORMATION FORM**PRICE CRITERIA 1 – PROPOSED ANNUALIZED (YEARLY) LEASE AMOUNT:**

Lease cost for approximately 8,210 Square Feet of specified lease space, in a Facility with an estimated Total Building Area of 11,410 square feet, as described in Sections A, B and C, and Appendix A of this RFP. This Lease Amount shall include the Proposer-Provided Services and Utilities as listed below. Reference Section C General Lease Conditions, Supplementary Lease Conditions and Technical Lease Requirements of this RFP for additional information. Note that General Maintenance, as described in this RFP will be provided by the Proposer.

NOTE: The ACS's existing budget for the Bethel Lease Cost including all services and utilities is approximately \$500,000.

ANNUALIZED LEASE AMOUNT = \$ _____
(figures)

_____ Dollars
(words)

This Lease Amount includes the following Services and Utilities provided and paid for by the Proposer:

Electric Utility Monthly Service: ☐ **Check Box if included**

Heating Fuel Oil Monthly Service: ☐ **Check Box if included**

Janitorial Services: ☐ **Check Box if included**

Snow Plowing & Removal Services: ☐ **Check Box if included**

ADDENDA ACKNOWLEDGEMENT

The Proposer acknowledges receipt of the following addenda:

ADDENDUM _____ **DATE:** _____ **ADDENDUM** _____ **DATE:** _____

ADDENDUM _____ **DATE:** _____ **ADDENDUM** _____ **DATE:** _____

ADDENDUM _____ **DATE:** _____ **ADDENDUM** _____ **DATE:** _____

No other alternates or substitutions allowed on this Bid Form.

PROPOSER CERTIFICATIONS AND REPRESENTATIONS

1. Proposer has included bid security and agrees to abide by Instructions To Proposer for disposition of bid security.
2. The Proposer understands that the ACS reserves the right to reject this Proposal, but that this Proposal shall remain open and not be withdrawn for a period of sixty (60) days from the date prescribed for its submittal.

3. If written notice of Intent to Award the contract to the Proposer is mailed or otherwise delivered to the Proposer within sixty (60) days after the date set for Proposal Submittal, or at any other time thereafter before it is withdrawn, the Proposer will accept, execute and deliver the Contract to the ACS in accordance with this RFP, and will also furnish and deliver to the OWNER the Performance Bond, Labor and Material Payment Bond, and proof of insurance coverage, all within fifteen days after personal delivery or after receipt of the notification of acceptance of this Proposal. In addition, the Proposer will furnish all other documentation according to the schedule.
4. Notice of acceptance, or request for additional information, may be addressed to the Proposer at the address set forth below.
5. I certify that I am a duly authorized representative of the firm(s) listed below, that information and materials enclosed with this proposal accurately represent the capabilities of the firm(s) to provide the services indicated in compliance with the requirements of the solicitation. The ACS is hereby authorized to request from any individual any pertinent information deemed necessary to verify information regarding capacity, capabilities, or performance of the firm, as an Proposer.
6. By completing, signing and submitting this form I certify that I have reviewed the RFP documents, with addenda, and understand the scope of services and conditions required for this Property/Facility. Furthermore, if awarded this contract, I agree to furnish for the Price Proposal Amounts furnished below – which were arrived at independently and without collusion –necessary labor, materials, and equipment in full compliance with the Contract and each of its incorporated terms and conditions. Work shall be accomplished in a workmanlike manner, observing all applicable civil rights and equal employment opportunity acts, and to the satisfaction of the Contracting Officer.
7. By signature below the Proposer certifies compliance with the applicable portions of the Federal Civil Rights Act of 1964 and the Equal Employment Opportunity Act and the regulations issued thereunder by the State and Federal Governments. If any Proposer fails to comply with the Act or Regulations issued thereunder, the ACS reserves the right to terminate the contract.
8. **HUMAN TRAFFICKING:** By signature on this form, the Proposer certifies that the Proposer is not established and headquartered or incorporated and headquartered in a country recognized as Tier 3 in the most recent United States Department of State's Trafficking in Persons Report. The most recent United States Department of State's Trafficking in Persons Report can be found at the following website: <http://www.state.gov/g/tip/> . Failure to comply with this requirement will cause the state to reject the Proposer as non-responsive, or cancel the contract.

PROPOSER INFORMATION

Submitting Firm Name: _____

Mailing Address: _____

Business License #: _____ EIN or SSN: _____

Phone: _____ Fax: _____ E-Mail: _____

Check one of the following to indicate type of business entity for your company:

Sole Proprietor: _____ Partnership: _____ Corporation: _____ LLC: _____ Other (Specify): _____

(Seal if Proposal
by Corporation)

NOTE: If more than one firm, i.e., joint venture or subcontractor, please attach a list of all firms using the above format. Please list the firm who is fully authorized to act in behalf of all concerns.

PROPOSER SIGNATURE

By signing below, the Proposer represents that all of its statements, certifications, and representations, and other information supplied herein are true and correct as of the date of submittal of this offer.

OFFEROR: _____
(Type or Print Company Name of Offeror)

AUTHORIZED SIGNATURE: _____ **DATE:** _____

(Type or Print Name and Title)

E-Mail Address of Signing Individual: _____

Telephone of Signing Individual: _____

ALASKA COURT SYSTEM (ACS)

APPENDIX A - **REVISED** LEASE SPACE REQUIREMENTS

REQUIRED QUANTITY AND MINIMUM SIZES OF LEASE SPACES:

Space Sizes: Provide lease spaces based upon square feet from face of wall to face of wall within a room, and as specifically described below and in Appendix C:

AREA DESCRIPTION	MIN. SF	MIN QTY REQUIRED	TOTAL SF REQUIRED
<u>Entry, Lobby and Public Space</u>			
Public Entry Security Screening	150	1	150
Jury Assembly/Public Lobby	670	1	670
Customer Service Counter Lobby	60	1	60
<u>Accessible from Public Lobby & Secured Private Corridor</u>			
Superior Courtroom w/soundlock & evidence storage room	1100	3	3,300
Grand Jury Room w/soundlock	600	1	600
(doubles as a Hearing Room)			
<u>Accessible from Courtrooms & Secured Private Corridor</u>			
Superior Jury Room w/Soundlock & (2) Toilets (1 ADA)	340	2	680
Communications & Equipment - Server Room.....	120	1	120
(Secured Corridor access not required. Added Comm Room required if a 2-story lease space- reference Appendix C)			
<u>Accessible from Secured Private Corridor and Customer Service Counter</u>			
Clerk's Office - Open office layout for 8 Staff	720	1	720
<u>Accessible from Clerk's Office</u>			
Clerk of Court Office.....	80	1	80
Staff Toilet (ADA compliant).....	30	1	30

ALASKA COURT SYSTEM (ACS)

APPENDIX A - REVISED LEASE SPACE REQUIREMENTS

AREA DESCRIPTION	SF	QTY	TOTAL SF
------------------	----	-----	----------

Accessible from Secured Private Corridor

Private Offices			
Judicial Chambers w/Toilet	225	4	900
Judicial Asst. Open Office – direct access to Chambers	400	1	400
Law Clerk Office.....	80	1	80
 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	<u>200</u>

TOTAL SQUARE FOOTAGE OF ABOVE SPECIFIED LEASE SPACES: **8,210 SF**

ADDITIONAL NECESSARY BUILDING SPACES – ACS'S Estimated Square Footage:

Note that the square footages required for the below spaces will be determined by the building configuration and the lease space layout developed by the Landlord to accomplish the contract requirements. The ACS has provided these approximate square footages for the Proposer's convenience and to aid in estimating the minimum total building size.

NOTE: These square footages are estimates **only**, and do not supersede any contract requirements.

Internal Circulation

Internal circulation, for purposes of this contract, is defined as the secured private corridor, arctic entry, and stair areas for staff, juror, and prisoner delivery circulation, and must be controlled solely by the Alaska Court System.

Secure Hall, Arctic Entry & Stairs (Staff & Jurors):	<i>ACS Estimate:</i>	800
Prisoner Delivery Routes to Courtrooms	<i>ACS Estimate:</i>	500
(this is added circulation space to isolate prisoner delivery path from Holding areas to Courtrooms as much as possible)		

ALASKA COURT SYSTEM (ACS)

APPENDIX A - REVISED LEASE SPACE REQUIREMENTS

Public Spaces

Public Spaces, for purposes of this contract, are defined as public common areas, either required by code for the building, or required for the public to access ACS lease spaces, i.e. Courtrooms, Grand Jury/Hearing Room, Clerk's Office, and Jury Assembly. Note that Public Entry, 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 to accomplish the contract requirements):

Public Arctic Entry:	<i>ACS Estimate:</i>	100
Public Circulation – Hallways and Stairs	<i>ACS Estimate:</i>	1,000
Mens & Womens Restrooms as required by code:	<i>ACS Estimate:</i>	300

Building Services.....

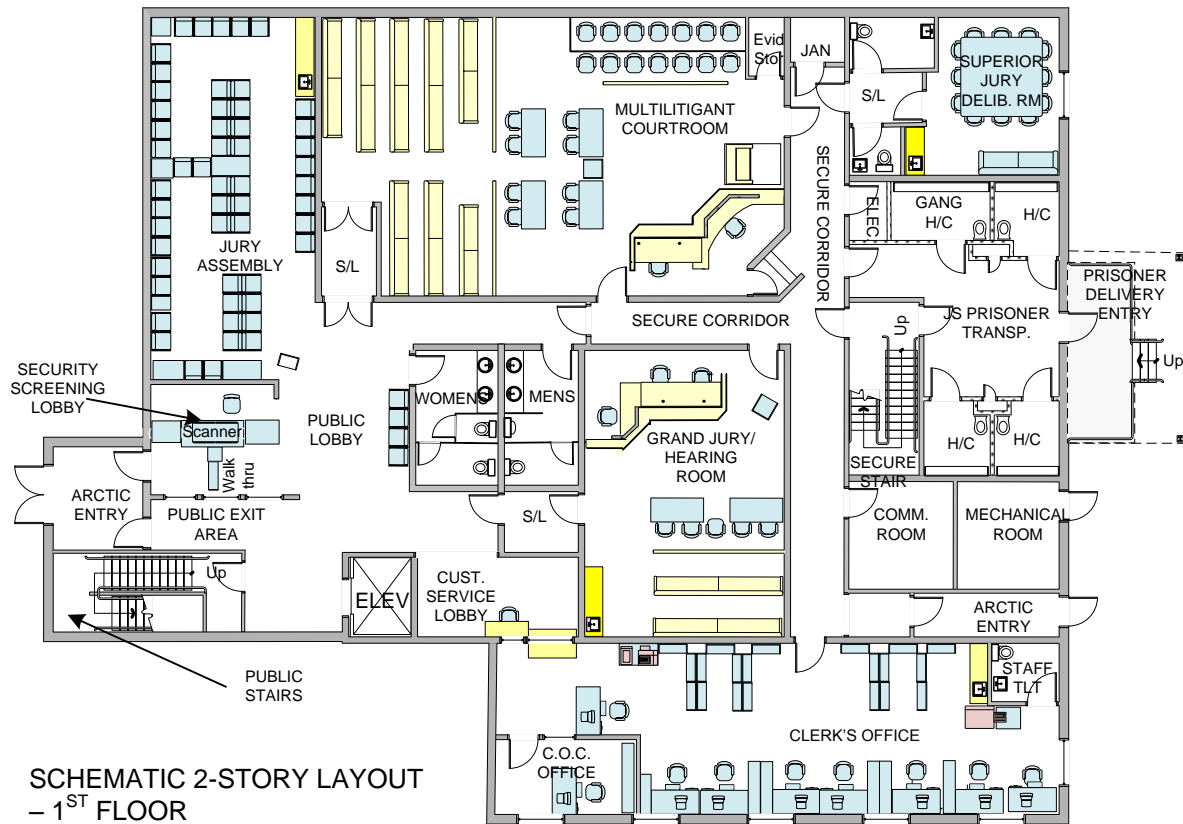
Note that building services square footage will typically increase with a larger building or multi-story building: (these sizes and spaces are determined by the Landlord to accomplish the contract requirements):

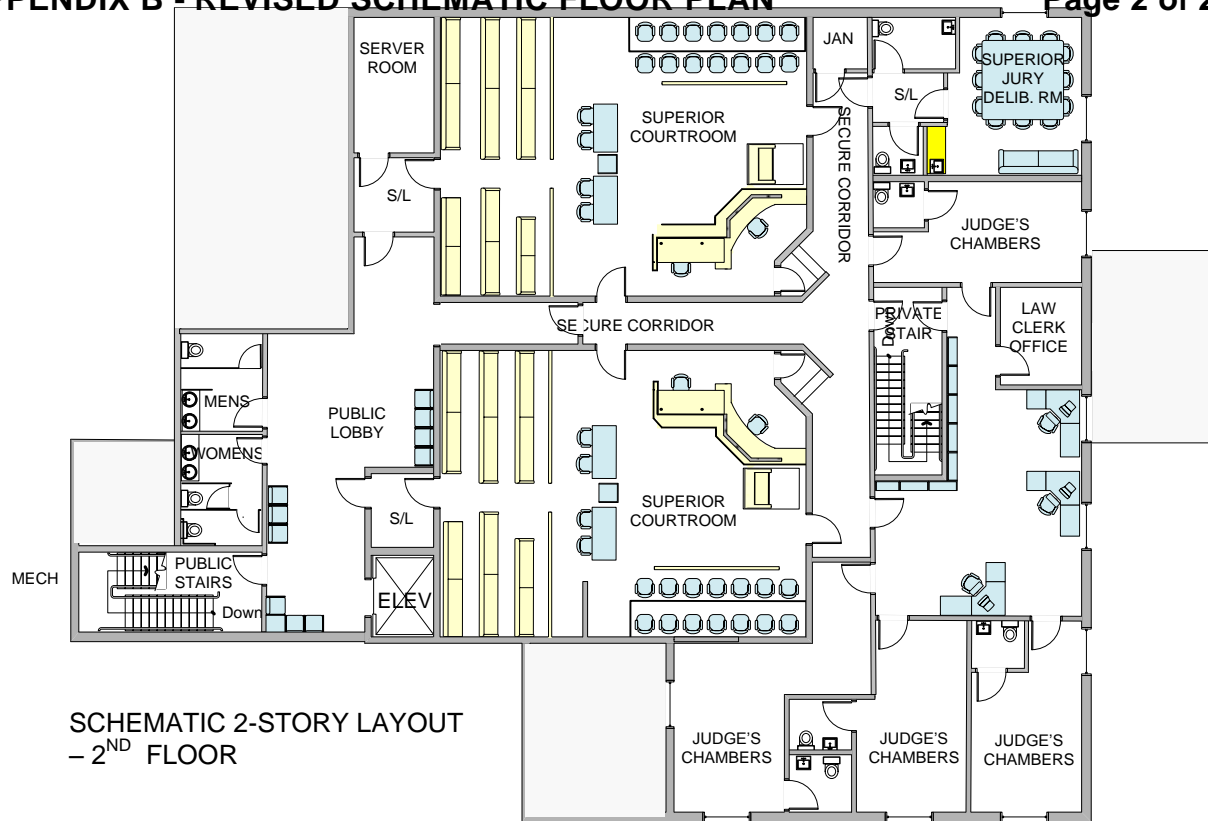
Mechanical, Electrical, Janitor & other areas as necessary:	<i>ACS Estimate:</i>	<u>500</u>
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TOTAL ADDITIONAL NECESSARY BUILDING SPACES	<i>ACS Estimate:</i>	<u>3,200 SF</u>
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ESTIMATED TOTAL BUILDING SPACE:
--

11,410 SF





ADDENUM #4

AREA IDENTIFICATION:	SECURITY SCREENING LOBBY		
QTY REQUIRED:	ONE (1)	TYPICAL OCCUPANCY:	(2) Security Staff (5) Public
PURPOSE:	Space functions as a security checkpoint for public entering the Court's Lease Space. Allows screening of the public and their possessions via an X-Ray scanner and a walk-thru scanner prior to proceeding to the Court's Public Lobby or other lease space.	MIN. SQ. FEET:	180SF
REQUIRED ADJACENCIES:	All Access: From: <i>Public area of Premises to Security Screening - one way, unless used as fire exit.</i> To: <i>Directly into the Court's Lease Space - Public Lobby/Jury Assembly or Public Circulation.</i> Note: Public exiting from the Court's Lease Space must be physically separated from, but adjacent to this space.	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 <i>court's lease space</i> .	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: <i>From outside ACS Lease Space:</i> (1) single door w/ 1/2 relite	HARDWARE⁷:	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		

APPENDIX C.2 - REVISED PUBLIC LOBBY/JURY ASSEMBLY
ADDENDUM #4

AREA IDENTIFICATION: ACS'S PUBLIC LOBBY/JURY ASSEMBLY			
QTY REQUIRED:	<i>ONE (1) Lobby area per Building Floor; For purposes of this RFP a 2-Floor building is assumed - so TWO (2) Lobbies assumed. ONE (1) of the Lobbies must include a Jury Assembly area as described below.</i>	TYPICAL OCCUPANCY:	<i>(50) Public (1) Staff</i>
PURPOSE:	<i>Large open public gathering space for awaiting court proceedings of other buisness, and for the public responding to Jury summons. Waiting area, while filling out forms and until called to court or released.</i>	MIN. SQ. FEET:	700SF
REQUIRED ADJACENCIES:	Public Access: <i>Directly from Security Screening area. Access to/from Public Halls/Stairs.</i> Preferred Public Access²: <i>Adjacent to Customer Service Lobby and Clerk's Office.</i>	MIN. DIMENSIONS EACH DIRECTION:	15'-0"minimum width
SPECIAL CONSTRUCTION:	None: Typical interior walls. Provide structural backing in wall to support Flat screen monitor <i>and TV brackets</i> - 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: <i>Interior relites from Public Halls</i>		
DOOR SPECS⁶:	Wall Opening: From: Public Circulation DR 1 - Secondary Fire Exit for Assembly Occupancy - Single IHM	HARDWARE⁷:	DR 1: Closer; Exit Device; Ext: Cipher lock; Typ. Exterior hardware
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. <i>Provide (1) duplex for Calendaring Monitor on centrally located, easily visible wall at 8'-0"AFF.</i>		
PHONE/DATA:⁴	<i>Provide (1) data outlet for Calendaring Monitor on centrally located, easily visible wall at 8'-0"AFF. Route to Server Room .</i>		
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:	<i>Flat Screen Monitor and supporting wall bracket to show Court Calendar;</i> <i>(1-2) Ceiling mounted speakers as part of Jury Assembly PA System.</i> Microphones, Ceilng Speakers, audio cabling for PA System Flat screen monitor and supporting wall bracket for TV Viewing	ACS PROVIDED FURNITURE:	<i>Min of (8) Side and/coffee Tables</i> <i>Min of (50) stacking chairs; (1) podium</i>
ACS PROVIDED / LANDLORD INSTALLED MATLS / EQUIPMENT	Carpet Horizontal Blinds at Windows <i>Interior Wall Signage: (16) Mounted on Walls; (1) Signs Mounted on Doors; One (1) Building Directory on each Floor</i>		
COMMENTS:	At Coffee Counter: Provide Toilet Accessories: Paper Towel Dispenser; Wall Mounted Soap Dispenser		

APPENDIX C.2 - REVISED PUBLIC LOBBY/JURY ASSEMBLY
ADDENDUM #4

AREA IDENTIFICATION: ***ACS'S PUBLIC LOBBY/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

APPENDIX C.5 - REVISED CUSTOMER SERVICE COUNTER LOBBY ADDENDUM #4

AREA IDENTIFICATION:	CUSTOMER SERVICE COUNTER LOBBY	
QTY REQUIRED:	ONE (1)	TYP. OCCUPANCY: (3) 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.	MIN. SQ. FEET: 60SF
REQUIRED ADJACENCIES:	Public Access: <i>Direct access from Public Lobby/Jury Assembly area.</i> Secure Access: From Clerk's Office via counter window, and secured door.	MIN. DIMENSIONS EACH WAY: 8'-6" width in front of counters
SPECIAL CONSTRUCTION:	None: Typical interior walls (Reference Clerk's Office for ballistic shielding below Customer Service Counter).	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 relites with HM frames. One (1) window glass shall start 6" 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.	DOOR LITES: DR 1: 8" x 24" door lite
DOOR SPECS ⁶ :	Wall opening only: <i>From/To Public Lobby/Jury Assembly.</i> DR 1: <i>From Clerk's Office to Cust. Serv. Lobby: single 36" door - w/small lite</i>	HARDWARE ⁷ : DR 1: <i>Closer; Lockset: Cipher lock Cust. Serv. side; operable Clerk's Office</i>
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 Countertops: Under 5'W relite: (1) 66"L x 42"H x 36"D countertop (extends 9" into Lobby side; and 21" into Clerk's office side). Ref. Clerk's office for ballistic shielding on underside of counter. Cash Drawer on Clerk's office side. Under 30"W relite: (1) 36"L x 30"H x 24"D Countertop. Self Help Counter ADA Compliant: 48"L x 30"H x 24"D Self-Help Countertop - may be located in Lobby/Jury Assembly area adjacent.	
ACS PROVIDED & INSTALLED EQUIPMENT:	None	ACS PROVIDED FURNITURE: (2) chairs at 30"H countertops.
ACS PROVIDED / LANDLORD INSTALLED MATLS/EQUIPMENT	Carpet (1) Cipher Lock Window Blinds if applicable Interior Wall Signage: (1) Mounted on Wall	
COMMENTS:		
NOTES:	<p>1. Typical finishes are specified as:</p> <p>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 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 Rqrmts 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>	

APPENDIX C.6 - REVISED GRAND JURY AND HEARING ROOM ADDENDUM #4

AREA IDENTIFICATION:	GRAND JURY SUITE - DOUBLES AS HEARING ROOM		
QTY REQUIRED:	ONE (1)	TYPICAL OCCUPANCY:	G J: (18) Jurors (2) DA / Witness; (1) Staff Hrg Rm: (4)Litigants; (2)Staff; (10)Spectators
PURPOSE:	Grand Jury Deliberation - 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, and a soundlock. Hearing Room: This area also doubles as a Hearing Room when necessary - accommodating spectators and litigants, facing a magistrate and an in-court clerk.	MIN. SQ. FEET:	680SF including deliberation room & Soundlock
REQUIRED ADJACENCIES:	Jurors, Litigants, DA and Witness Access: From/To Public Lobby or Hallway through Soundlock Staff Access: To/From Secured Hallway via door behind Clerk and Magistrate (when used as a Hearing Room)	MIN. DIMENSIONS EACH WAY:	Deliberation Rm : 18' width to accommodate juror seating, with an aisle; 30' length to accommodate spectators, jurors, litigants, witness/DA & staff.
SPECIAL CONSTRUCTION:	Perimeter Sound Walls around entire suite - able to isolate sound from all surrounding areas. Monitor Bracket Support: Provide backing within wall at location of bracket.	CEILING HEIGHTS:	Minimum: 8'-0" AFF
FINISHES: ¹	Typical Grand Jury	CEILING DETAILS:	None
EXTERIOR WINDOWS:	None	DOOR LITES:	None
INTERIOR RELITES:	None		
DOOR SPECS ⁶ :	DR 1: From Public Hallway to Soundlock: (1) 36"W door - solid SOUND door DR 2: From Secure Hall: (1) 36" door - solid SOUND door DR 3: From Soundlock to Deliberation Room: (1) 36"W door - solid.	HARDWARE ⁷ :	DR 1: Closer; Lockset: Keyed outside; operable S/L side; Sound HW DR 2: Closer; Lockset Keyed Ctrrm side/Thumbturn Hall side; Sound HW DR 3: Closer; Latchset both sides
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. Wall bracket and flat screen monitor for litigant and witness use.	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 (2-3) walls of room - where 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 At Coffee Counter: Paper Towel Dispenser; Wall Mounted Soap Dispenser		

APPENDIX C.6 - REVISED GRAND JURY AND HEARING ROOM
ADDENDUM #4

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.
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

ADDENDUM #4

AREA IDENTIFICATION:	CLERKS OFFICE		
QTY REQUIRED:	ONE (1)	TYP.OCCUPANCY:	(8) Staff
PURPOSE:	Open office work area for Clerks. Case file storage, and typical office equipment. Services the public through the Customer Service Counter opening.	MIN. SQ. FEET:	700SF
REQUIRED ADJACENCIES:	Secure Access: To/From Courtrooms, Jury Rooms, and Staff offices via Secure Hallway 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 Customer Service Relites (5'W & 3'W) - from floor to underside of countertop - full length of wall below 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:	Relites: Ref. to Clerk's Counter for Window above Customer Service Counter		
DOOR SPECS ⁶ :	DR 1: Reference Customer Service Counter Lobby DR 2: From Secure Hallways to Clerk's Office: 36"W Single solid door	HARDWARE ⁷ :	DR 1: Ref to Cust. Service Lobby DR 2: Closer; Lockset: Key hall side; Operable clerk's side
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 Horizontal Blinds at Windows Interior Wall Signage: (2) Mounted on Walls		
COMMENTS:	At Coffee Counter: Provide Toilet Accessories: Paper Towel Dispenser; Wall Mounted Soap Dispenser		
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			

**APPENDIX C.16 - REVISED PUBLIC CIRCULATION
ADDENDUM #4**

AREA IDENTIFICATION: PUBLIC CIRCULATION (HALLS AND STAIRS)			
QTY REQUIRED:	As Needed: <i>Public Halls and Stairs within the Court's Lease Space as needed for circulation.</i> ONE (1): <i>Outside the Court's Lease Space - access point for the public entering the Court's Lease Space - through the Security Screening Lobby.</i> <i>All Public Circulation must be separate from the staff & Prisoner Delivery entries.</i>	TYP.OCCUPANCY:	as required fire exiting
PURPOSE:	<i>Circulation paths for the public to access the Court's Lease Space from the building entry. Additionally circulation routes for the public to access the Courtrooms, Grand Jury/Hearing room, Jury Assembly/Public Lobby, Clerk's Office and entrance to Secured Staff Hallways. Secured Staff Hallways is separate and accessed via an intercom/door release system.</i>	MIN. SQ. FEET:	as required fire exiting and as necessary to access all public spaces.
REQUIRED ADJACENCIES:	All Access: <i>Building Entry to Public Circulation to Court's Security Screening Lobby; Court's Security Screening Lobby to Court's Leased Space - Public areas; Public Circulation (halls & stairs) within Court's Lease Space to all Court public access spaces (courtrooms, public toilets, clerk's counter, jury assembly, etc.).</i>	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 required	DOOR LITES:	None
INTERIOR RELITES:	None required		
DOOR SPECS⁶:	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	HARDWARE⁷:	DR 1: Ref. to DR 1 "Secure Hallway" DR 2: Exit Device on exiting side; no HW on Arctic Entry side. Smoke Gasket DR 3: Exit Device on exiting side; keyed lockset on opposite. Smoke Gasket
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:	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
<p>NOTES:</p> <p>1. Typical finishes are specified as:</p> <p>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.</p> <p>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.</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>