

ADDENDUM #3

GLENNALLEN COURTHOUSE LEASE PROJECT #GLE-L-19-0009

Date: November 10, 2019

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 Invitation to Bid, remain unchanged.

This amendment must be acknowledged in the space provided on the Bid Schedule.

The Submittal Date and Time is **UNCHANGED. THE BID OPENING DATE AND SUBMITTAL DEADLINE IS January 10, 2020 at 10:00 a.m.**

The modifications directed by this Addendum #1 are described on this page and the following attachments:

- | | |
|----------------------|----------|
| 1. Addendum Text: | 2 pages |
| 2. Table of Contents | 1 page |
| 3. Appendix A | 2 pages |
| 4. Appendix B | 1 page |
| 5. Appendix C | 17 pages |

CHANGES TO ADDENDA

1. None.

CHANGES TO ITB

1. Table of Contents:
 - a. **CHANGED** Appendix A # of pages to read, "2" and Appendix C #of pages to read, "17".
2. Appendix A:
 - a. **CHANGED** page numbering to reflect "2 pages"
2. Appendix B:
 - a. **CHANGED** drawing to show Customer Service Counter – highlighted in red.
3. Appendix C:
 - a. **CHANGED** page numbering to reflect "17 pages"
4. Appendix C, Clerk's Office (page 8 of 17):
 - a. **REMOVE "Required Adjacencies: Secure Access: To/From Courtrooms, Jury Rooms, and Staff offices via Secure Hallway. Direct access to Grand Jury - if Additive Alternate #1 awarded. Public Access: Access to Customer Service Counter Lobby via secured door." NOTE: There is no Grand Jury Room, and no Additive Alternates.**
 - b. **ADD, "Required Adjacencies: Secure Access -To/From Courtroom, Jury Room and Staff Offices via Secure Hallway. Public Access – Access to Customer Service Counter Lobby via secured door."**

PROSPECTIVE BIDDER QUESTIONS

1. **Q:** Do we need to design in a Holding Cell/Vestibule in the floor plan?

A: No Holding Cell/Vestibule is required.

2. **Q:** What are the requirements for the Secure Storage shown on Appendix B Courthouse Schematic Floor Plan?

A: Please see Section C – Technical Lease Requirements, Item 19.B.4 and 19.C.4.

3. **Q:** What is the Public PC/ADA Counter shown on Appendix B Courthouse Schematic Floor Plan?

A: This is an ADA compliant self-help counter where the public can have computer access to file court documents, look up cases, etc. Please see Section C – Technical Lease Requirements, Item 17.D.2.

END OF ADDENDUM #3

ALASKA COURT SYSTEM (ACS)
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Glennallen Lease ITB
APPENDIX A – LEASE SPACE REQUIREMENTS

GLE-L-19-0009

SPACE SIZE AND REQUIREMENTS:

Space Sizes: Provide lease spaces based upon Net Usable Square Feet (NUSF as measured to the face of finish within a space), specifically described below:

BASE BID REQUIRED SPACES:

AREA DESCRIPTION	SF	QTY	TOTAL SF
<u>Entry, Lobby and Public Space</u>			
Public Lobby	372	1	372
Attorney Conference Room	60	1	60
<u>Accessible from Public Lobby & Secured Corridor</u>			
Courtroom 1 w/sound lock & 40 Person Spectator Seating	975	1	975
Evidence Storage	48	1	48
<u>Accessible from Public Lobby & Clerk's Office</u>			
Customer Service Counter (may be a part of Public Lobby)	0	1	0
<u>Accessible from Secured Corridor and Customer Service Counter</u>			
Clerk's Office - Open office layout.....	300	1	300
<u>Accessible from Clerk's Office</u>			
Staff Restroom (ADA compliant).....	45	1	45
<u>Accessible from Secured Corridor</u>			
Server Room	60	1	60
<u>Accessible from Secured Corridor</u>			
<u>Private Offices</u>			
Judicial Chambers.....	100	1	100
<u>Jury Deliberation Room</u>			
Deliberation Room	335	1	335
Sound Lock.....	Included	1	
Restroom (ADA compliant)	Included	1	
AREA DESCRIPTION	SF	QTY	TOTAL SF
TOTAL NUSF of BASE BID REQUIRED SPACES:			2,330 NUSF
** Estimated Internal Circulation of Secure Corridor and interior walls:			<u>Approximately 19%: 482 NUSF</u>
TOTAL BASE BID REQUIRED LEASE SPACE: Net Usable Square Feet			2,515 NUSF

**** NOTE:** The square footage number above is approximate. The additional square footage required for internal circulation is dependent on Landlord's proposed space configuration. Internal circulation for the purposes of this contract is defined as the Secured Corridor area for staff circulation and must be controlled solely by the Alaska Court System

ADDITIONAL BUILDING SPACE – Note that the above “Required Spaces” **do not** include the following additional spaces required either by code, for building services and systems, for multi-story buildings, or as specified in Appendix C – Space Programming Sheets:

Building Systems and Services:

- Mechanical room, Fan Room or Boiler Rooms.
- Electrical Rooms and Data Closets
- Janitor Closets

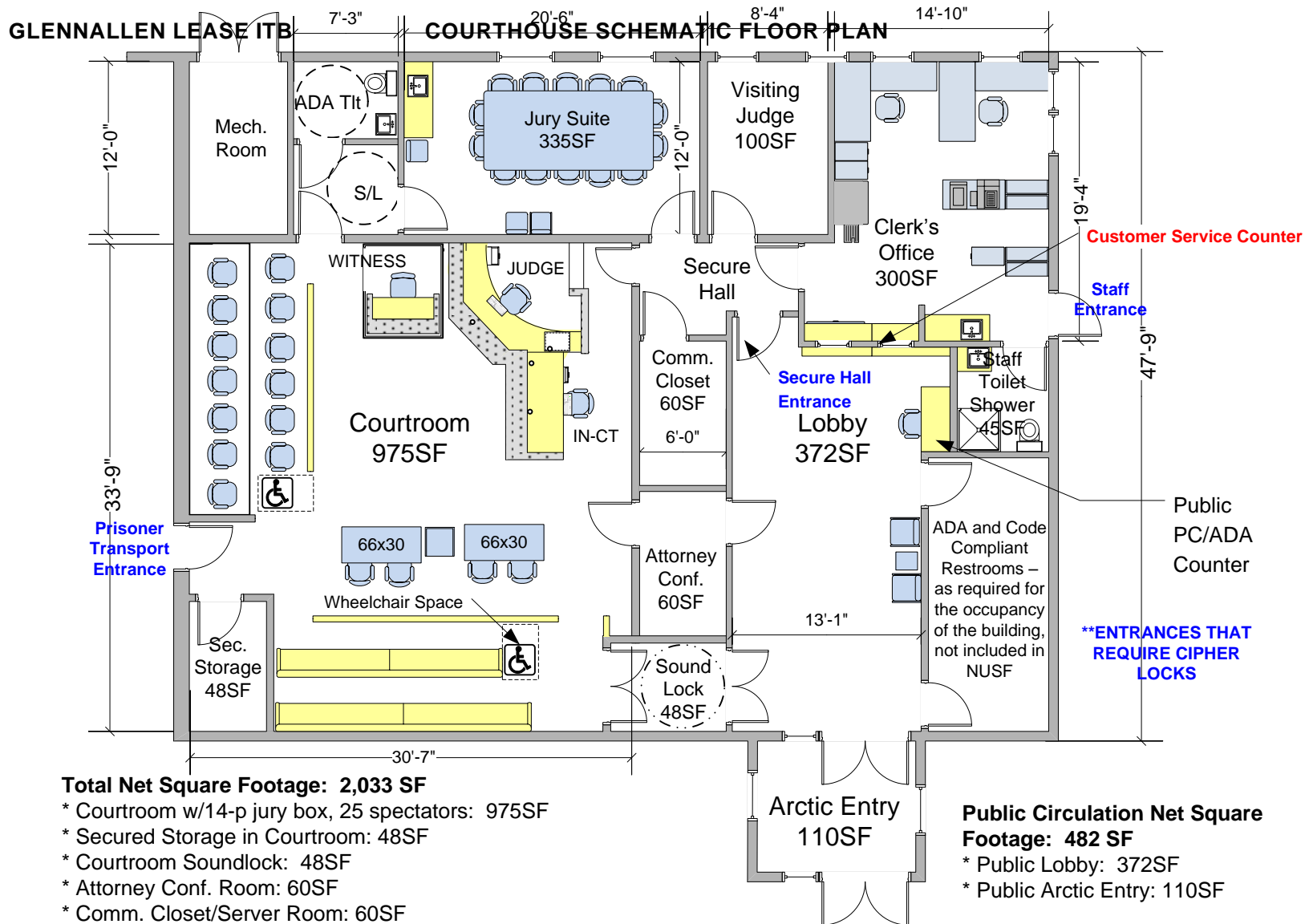
Public Circulation and Facilities:

- Arctic Entries
- Men's and Women's Restrooms as required by code for the size of the building.

Multi-Story Buildings:

- Public Circulation – Hallways and Stairs
- Elevator, Elevator Machine Room and Elevator Lobby
- Second Floor Lobby
- Communications Room on 2nd floor as required by Technical Lease Requirements

Note additionally that the attached Appendix B – Schematic Floor Plan is provided for reference only. This plan is based on a single floor layout, with a single Tenant (the ACS). Public Circulation, Public Restrooms, building services, 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).



APPENDIX B

APPENDIX C - SPACE PROGRAMMING SHEETS

AREA IDENTIFICATION: PUBLIC LOBBY(S)			
QTY REQUIRED:	ONE (1) per Building Floor;	TYPICAL OCCUPANCY:	(10) Public
PURPOSE:	Public gathering space while awaiting court proceedings or other business.	BASE BID NUSF:	372 SF
REQUIRED ADJACENCIES:	Public Access: From: Arctive Entry To: Public halls/stairs, and toilets; Close to courtrooms, attorney conference room and Clerk's office.	MIN. DIMENSIONS EACH DIRECTION:	12'-0" width in front of elevator, stairs, arctic entry 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 SPECS⁶:	Wall openings only: From Lobby to Public Circulation.	HARDWARE:	None
ELECTRICAL:³	Provide (1) duplex for Calendaring Monitor on centrally located, easily visible wall at 8'-0"AFF. Provide (1) recessed floor duplex as located by ACS for Screening Equipment.		
PHONE/DATA:⁴	Provide (1) data outlet for Calendaring Monitor on centrally located, easily visible wall at 8'-0"AFF. Provide (1) data outlet as located by ACS for Screening Equipment. 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 PA System.	ACS PROVIDED FURNITURE:	Min of (2) Side and/coffee Tables Min of (6) chairs or bench seating outside Jury Assembly
ACS PROVIDED / LANDLORD INSTALLED MATLS / EQUIPMENT	Horizontal Blinds at Windows Interior Wall Signage Mounted on Walls or Doors One (1) Building Directory on each Floor		
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.			
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.			
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.			
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.			
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.			
7. This is to identify specific items beyond typical hardware referenced in Paragraph 21E Hardware, Section C.3 Technical Lease Requirements			

APPENDIX C - SPACE PROGRAMMING SHEETS

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 WINDOWS:	(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) 36-42" Round Table (3) chairs
ACS PROVIDED / LANDLORD INSTALLED MATLS / EQUIPMENT	Horizontal Blinds at Windows	
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>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.</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.</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.</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.</p> <p>7. This is to identify specific items beyond typical hardware referenced in Paragraph 21E Hardware, Section C.3 Technical Lease Requirements</p>		

APPENDIX C - SPACE PROGRAMMING SHEETS

AREA IDENTIFICATION: COURTROOM 1			
QTY REQUIRED:	(1) Courtroom 1	TYPICAL OCCUPANCY:	(2) Staff; (1) Witness; (6) Litigants in Arena; (14) Jurors; Courtroom: (20) 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> <ol style="list-style-type: none"> 1. Public Soundlock Entry to isolate courtroom sound from other spaces. 2. Arena to accommodate (2) litigant tables, 6 chairs, and podium 3. Jury box to accommodate (13) jurors, seated in swivel chairs, and (1) ADA wheelchair space, all shielded by modesty wall on front and sides. 4. Elevated judge's bench, clerk's area & witness stand on movable platform. 5. Spectator Bench Seating behind a pony modesty wall: Courtroom 1: (50) people including (2) ADA wheelchair spaces; Courtroom 2: (20) people including (1) ADA wheelchair spaces. Code required seating is 18"W. 6. Evidence Storage Room - accessible to both courtrooms. 	MINIMUM NUSF:	Courtroom : 975SF Soundlock: 48SF Evidence Storage Room: 48SF
		MIN. DIMENSIONS EACH WAY:	18'-3" width x Length needed to accommodate all areas and all furnishings Soundlock: As required to comply with ADA.
REQUIRED ADJACENCIES:	<p>Public Access: To/From Public Hallway or Public Lobby through Soundlock</p> <p>Juror Access: To/From Jury Rooms via door by jury box into 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>Evidence Storage room Access: From Courtrooms or secure hallway</p>	CEILING HEIGHTS:	<p>Minimum: 9'-6"AFF at Arena</p> <p>Over Judge's Bench: 11'-0"H</p> <p>Min over Jury & Spect Seating: 9'-0"AFF</p> <p>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 Casework and Platforms at the following locations:</p> <p>Back Row of Jury Box: A 6"H x 42"D x length needed to accommodate at least (7) Jurors in swivel chairs. Front row of (7) juror chairs on arena level flooring</p> <p><u>Judge's Bench and Casework:</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. For Casework, Ref. Appendix D.1 for bench size/configuration, and App. D.5</p> <p><u>Clerk's Bench:</u> A 6"H platform adjacent to Judge's bench platform to accommodate 1-Person In-court Clerk Bench Casework at least 48" from wall for seating, with a 36"W opening to arena for clerk. For Casework, Ref. Appendix D.1 for bench size/configuration, and Appendix D.5</p> <p>Other Required Wall Construction:</p> <p>Monitor Bracket Support: Provide backing within wall at location of bracket.</p> <p>Modesty 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>	CEILING DETAILS:	Ceiling should differentiate between arena and Spectator seating area by differing heights, and finish materials.
FINISHES:¹	Typical Courtroom Interior		
EXTERIOR WINDOWS:	None	DOOR LITES:	DR2: 6" x 24" door lite
INTERIOR RELITES:	None		

APPENDIX C - SPACE PROGRAMMING SHEETS

DOOR SPECS⁶:	DR 1: From Public Hall or Lobby to Soundlock: (1) 36"W solid SOUND door DR 2: From Soundlock to Courtroom: 36"W Single door -w/small lite. NOTE: This door must open into the Spectator Seating Area. It is preferred that the door be centered at the back - splitting the benches w/a center aisle. 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> 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. 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	HARDWARE⁷: DR 1: Closer; Exit Device; Lockset keyed outside; Sound HW per Note 7 DR 2: Closer; Push/Pull; Sound Gasket; DR 3: Closer; Lockset - Keyed Ctrrm side/Thumbturn Hall side; Sound HW per Note 7, Wide Angle Viewer DR 4, DR 6: Closer; Lockset - Cipher lock both sides; Sound HW per Note 7 WA viewer DR 5: Closer; Exit Device; Cipher lock on exterior; weatherstripping and Threshold
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APPENDIX C - SPACE PROGRAMMING SHEETS

AREA IDENTIFICATION:		COURTROOM 1	
DOOR SPECS ⁶ : (Continued)	DR 6: If possible, 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.		
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	Courtroom 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 and Paragraph 18.D, Spectator Seating. The Landlord shall install all electrical and low voltage (including audio conduit and CJB) required at Judge's Bench casework. Reference Appendix D.1 - Judge's Bench Detail for finish, size and configuration of Judge's bench casework, including witness stand and platform. All courtroom finish woodwork shall be provided by the Landlord and shall match species and finish of Judge's Bench.		
ACS PROVIDED & INSTALLED EQUIPMENT:	Digital Audio Recording Equipment Rack; Microphones, Speakers, audio cabling at Wall bracket and flat screen monitor for jury instructions.	ACS PROVIDED FURNITURE:	(22) jury, litigant, witness, and staff chairs; (2) 30"x66"-72" Litigant Tables; (1) 24"W Podium; misc. items at judge's bench
ACS PROVIDED / LANDLORD INSTALLED MATLS/EQUIPMENT	Wall Signage Mounted on Walls and on Doors		
COMMENTS:	Courtroom Sightlines: Location of litigant tables must provide a good sightline to the front of the jury box, witness stand, and judge's bench. 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. Witness Stand shall be easily seen from Jury Box and Judge's Bench.		
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.			
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.			
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.			
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.			
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.			
7. This is to identify specific items beyond typical hardware referenced in Paragraph 21E Hardware, Section C.3 Technical Lease Requirements			

APPENDIX C - SPACE PROGRAMMING SHEETS

AREA IDENTIFICATION:	CUSTOMER SERVICE COUNTER		
QTY REQUIRED:	ONE (1)	TYP. OCCUPANCY:	(6) Public
PURPOSE:	An area of the Public Lobby, separated by a modesty wall for privacy and sound separation, or constructed as a separate room. Provide 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: 120SF
REQUIRED ADJACENCIES:	Public Access: Direct access from Public Hallways or Lobby 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). If Customer Service Counter is not a separate room from the Public Lobby, provide a modesty wall to delineate the Service Counter area from the Lobby and provide some sound separation.		CEILING HEIGHTS: Minimum: 8'-0"AFF
FINISHES:¹	Typical Public Area		CEILING DETAILS: NONE
EXTERIOR WINDOWS:	None	DOOR LITES:	If Provided: DR 1: 8" x 24" door lite
INTERIOR RELITES:	Above Customer Service Counter: Provide (2) fixed laminated glass windows with HM frames. Window glass shall start 6" above counter (gap is needed to pass documents). Both shall extend to 7'-0" AFF with 12" gap above the glass. Provide a speak-thru at approximately 60"H centered horizontally in each window. Windows to be a minimum size of 30"W.		DR 3: 8" x 24" door lite
DOOR SPECS⁶:	At Contractor's Option: DR 1: From/To Public Hallway or Lobby: single door - w/small lite. If Customer Service Counter is not separated from the Public Lobby, provide a min. 36"W wall opening in a modesty wall. DR 2: From Clerk's Office to Cust. Serv. Lobby: single 36" door - w/small lite		HARDWARE: If provided DR 1: Closer; Lockset: Keyed outside; operable Cust. Serv. Cntr Lobby side DR 2: Closer; Lockset: Cipher lock Cust. Serv. side; operable Clerk's Office
ELECTRICAL:³	(1) quad or (2) duplex outlets below self help countertop; (2) quad outlets below Customer Service Counter		
PHONE/DATA:⁴	Locate (1) ea typical outlet below self-help countertop; (2 -4) 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	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.			
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.			
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.			
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.			
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.			

APPENDIX C - SPACE PROGRAMMING SHEETS

7. This is to identify specific items beyond typical hardware referenced in Paragraph 21E Hardware, Section C.3 Technical Lease Requirements

APPENDIX C - SPACE PROGRAMMING SHEETS

AREA IDENTIFICATION:	CLERKS OFFICE		
QTY REQUIRED:	ONE (1)	TYP.OCCUPANCY	(2) Staff
PURPOSE:	Open office work area for Clerks and In-Courts. Case file storage, and typical office	MINIMUM NUSF:	300 SF
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 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 (1) 5'W x 4'H Operable Window; (2) Windows preferred	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	HARDWARE:	DR 1: Closer; Lockset: Cipher Lock outside; Operable inside; WA Viewer
DOOR SPECS⁶:	DR 1: From Public or Secure Hallways Clerk's Office: 36"W Single solid door DR 3: Reference Customer Service Counter Lobby		DR 3: Ref to Cust. Service Lobby
ELECTRICAL:³	(1) quad outlet at wall for each of (5) 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 (5) 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 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:	(3) chairs; (2) workstations; tables & files; 3 case file shelves - 78"H x 36"W x 12"D
ACS PROVIDED / LANDLORD INSTALLED MATLS/EQUIPMENT	Horizontal Blinds at Windows Interior Wall Signage: (2) 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 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. 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. 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. 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. 7. This is to identify specific items beyond typical hardware referenced in Paragraph 21E Hardware, Section C.3 Technical Lease Requirements			

APPENDIX C - SPACE PROGRAMMING SHEETS

AREA IDENTIFICATION:	STAFF TOILET WITH SHOWER		
QTY REQUIRED:	ONE (1)	TYPICAL OCCUPANCY:	(1) Staff
PURPOSE:	Private Toilet/Shower for Staff only	MINIMUM NUSF:	45SF
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.			
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.			
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.			
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.			
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.			
7. This is to identify specific items beyond typical hardware referenced in Paragraph 21E Hardware, Section C.3 Technical Lease Requirements			

APPENDIX C - SPACE PROGRAMMING SHEETS

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 accommodates 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: 60SF
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 floor to 8'-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 dedicated circuits with NEMA 5-20 T-Slot receptacles 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 16D 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: Mounted on wall and door		
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.			
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.			
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.			
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.			
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.			
7. This is to identify specific items beyond typical hardware referenced in Paragraph 21E Hardware, Section C.3 Technical Lease Requirements			

APPENDIX C - SPACE PROGRAMMING SHEETS

AREA IDENTIFICATION:	VISITING JUDGE CHAMBERS		
QTY REQUIRED:	ONE (1)	TYPICAL OCCUPANCY:	(1) Staff
PURPOSE:	Judicial Office to accommodate one Judge and his/her furnishings	MINIMUM NUSF:	100SF
REQUIRED ADJACENCIES:	Staff Access: To/From Secure Hallway. Public Access: None - except via secure hallway when buzzed in by staff.	MIN. DIMENSIONS EACH WAY:	8'-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	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 Secure Hallway To Chambers: (1) 36"W doors - solid SOUND door	HARDWARE ⁷ :	DR 1: Lockset: (1) Keyed outside; Thumbturn inside; Sound HW per Note 7
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) desk or workstation; miscellaneous files; tables, couch
ACS PROVIDED / LANDLORD INSTALLED MATLS/EQUIPMENT	Refer to Secure Halls & Stairs for ACS provided Aiphone System. Contractor to provide electrical, conduit and installation of an Intercom station in VJ Office Horizontal Blinds at Windows Interior Wall Signage: Mounted on wall and doors		
COMMENTS:	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.			
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.			
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.			
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.			
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.			
7. This is to identify specific items beyond typical hardware referenced in Paragraph 21E Hardware, Section C.3 Technical Lease Requirements			

APPENDIX C - SPACE PROGRAMMING SHEETS

AREA IDENTIFICATION:	JURY DELIBERATION SUITE		
QTY REQUIRED:	ONE (1)	TYPICAL OCCUPANCY:	(14) Jurors (1) Staff
PURPOSE:	Jury deliberation space - able to accommodate 14 jurors. Suite includes a soundlock, and ADA compliant toilet NOTE: This is considered a public toilet for lease and code purposes.	MINIMUM NUSF:	335SF including deliberation room, (1) toilet (ADA), and Soundlock
REQUIRED ADJACENCIES:	Staff & Juror Access: Access to Soundlock from Secure Hallway Public Access: None - except via Secure Hallway when buzzed in by staff.	MIN. DIMENSIONS EACH WAY:	Debliteration 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 SPECS⁶:	DR 1: From Courtroom to Soundlock: (1) 36"W door - solid SOUND door DR 2: From Soundlock to Deliberation Room: (1) 36"W door - solid. DR 3: From Soundlock To Jury toilet: (1) 36"W doors - solid	HARDWARE⁷:	DR 1: Closer; Lockset - Operable S/L side; Keyed Hall side; Sound HW per Note 7 DR 2: Closer; Latchset both sides DR 3: Privacy lock; smoke seal
ELECTRICAL:³	(2) duplexes above coffee countertop; (1) duplex in open undercounter area for fridge; (1) GFCI duplex in each toilet		
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	Horizontal Blinds at Windows Interior Wall Signage: Mounted on walls and doors		
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 Accessories: Provide (1) Approximately 4'H x 8'W Marker board mechanically attached to one wall.		

APPENDIX C - SPACE PROGRAMMING SHEETS

AREA IDENTIFICATION:	JURY DELIBERATION SUITE
<p>NOTES:</p> <p>1. Typical finishes are specified as:</p> <p>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.</p> <p>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.</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.</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.</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.</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.</p> <p>7. This is to identify specific items beyond typical hardware referenced in Paragraph 21E Hardware, Section C.3 Technical Lease Requirements</p>	

APPENDIX C - SPACE PROGRAMMING SHEETS

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.	TYP.OCCUPANCY: as required fire exiting
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.	MINIMUM NUSF: as required fire exiting and as necessary to access all public spaces.
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 Public Lobby; no other access from Arctic Entry	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 DR 4: From Exterior to Public Arctic Entry - Solid IHM Single door	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 DR 4: Closer w/overhead stop; Exit device inside; Pull outside; keyed cylinder both sides; Weatherstripping, threshold.
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	Horizontal Blinds at Windows Interior Wall Signage: Mounted on walls and doors	
COMMENTS:		
NOTES:		
1. Typical finishes are specified as:		
Public Areas: Type X GWB with (2) coats eggshell latex enamel paint at all walls; Suspended 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; Suspended 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.		
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.		
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.		
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.		
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.		

APPENDIX C - SPACE PROGRAMMING SHEETS

7. This is to identify specific items beyond typical hardware referenced in Paragraph 21E Hardware, Section C.3 Technical Lease Requirements

APPENDIX C - SPACE PROGRAMMING SHEETS

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. Interior Wall Signage: Mounted on walls and 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. 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. 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. 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. 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.		

APPENDIX C - SPACE PROGRAMMING SHEETS

7. This is to identify specific items beyond typical hardware referenced in Paragraph 21E Hardware, Section C.3 Technical Lease Requirements

APPENDIX C - SPACE PROGRAMMING SHEETS

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 countertop length of 36" at each sink. Countertop 24"D and 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 Each Restroom: (1) Baby Changing Station in each ADA toilet stall; Paper Towel Disp/Disposal (large capacity); Toilet Paper Dispenser at each 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: 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.			
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.			
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.			
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.			
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.			
7. This is to identify specific items beyond typical hardware referenced in Paragraph 21E Hardware, Section C.3 Technical Lease Requirements			