

## **ADDENDUM #4**

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

Date: November 13, 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: | 1 page  |
| 2. Appendix A     | 2 pages |

#### **CHANGES TO ADDENDA**

1. None.

#### **CHANGES TO ITB**

1. Appendix A: Courtroom 1 w/sound lock & 40 person Spectator Seating
  - a. **DELETED “40” and INSERTED “25”**

**END OF ADDENDUM #4**

**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
<b><u>Entry, Lobby and Public Space</u></b>			
Public Lobby .....	372	1	372
Attorney Conference Room .....	60	1	60
<b><u>Accessible from Public Lobby &amp; Secured Corridor</u></b>			
Courtroom 1 w/sound lock & 25 Person Spectator Seating .....	975	1	975
Evidence Storage .....	48	1	48
<b><u>Accessible from Public Lobby &amp; Clerk's Office</u></b>			
Customer Service Counter (may be a part of Public Lobby) .....	0	1	0
<b><u>Accessible from Secured Corridor and Customer Service Counter</u></b>			
Clerk's Office - Open office layout.....	300	1	300
<b><u>Accessible from Clerk's Office</u></b>			
Staff Restroom (ADA compliant).....	45	1	45
<b><u>Accessible from Secured Corridor</u></b>			
Server Room .....	60	1	60
<b><u>Accessible from Secured Corridor</u></b>			
<b><u>Private Offices</u></b>			
Judicial Chambers.....	100	1	100
<b><u>Jury Deliberation Room</u></b>			
Deliberation Room .....	335	1	335
Sound Lock.....	Included	1	
Restroom (ADA compliant) .....	Included	1	
AREA DESCRIPTION	SF	QTY	TOTAL SF
<b>TOTAL NUSF of BASE BID REQUIRED SPACES:</b> .....			<b>2,330 NUSF</b>
** Estimated Internal Circulation of Secure Corridor and interior walls:			<b><u>Approximately 19%: 482 NUSF</u></b>
<b>TOTAL BASE BID REQUIRED LEASE SPACE: Net Usable Square Feet .....</b>			<b>2,515 NUSF</b>

**\*\* 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 2<sup>nd</sup> 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).