

Law Enforcement Space Needs RFP Questions and Responses
Submitted on August 1, 2016

Question:

In your finish-out allowance do you anticipate extensive technical needs such as cat-five, separate electric circuits, extensive internet, telephone, and networking connections?

Response:

The landlord, as part of the tenant Improvement Allowance will build out the infrastructure to support the telephone and computer needs of the City. As part of the TI allowance the landlord will build out the communication rooms including electrical and HVAC needs, install conduit for path of travel for communication cable and otherwise make the space ready to support the cable and network systems that the City will install at its cost and expense. The cost to build out the landlord supplied infrastructure will vary from building to building depending on the existence of existing infrastructure, though it is unlikely that any particular building will have infrastructure sufficient to support the City systems without the need for modification or renovation. Of particular interest to the City would be if ATT has entrance facilities from the street directly into the building's Demarcation Point. If that is the case then Respondents should identify if the entrance facility conduit is empty and what the size is. It is our experience that the \$40.00 per square foot TI allowance is sufficient to cover the cost anticipated for all improvements to support the anticipated programs including the development of IT infrastructure (exclusive of the City supplied cable and network equipment). As detailed in Section 4 Scope of Service, if landlord believes they have existing infrastructure compatible with the needs of the program, they should detail this in sufficient capacity so the person reviewing the proposal can determine if any costs savings could be realized by using the existing infrastructure, in the absence of such information, the proposed rent will be adjusted to reflect the anticipated costs to renovate the space for the City's needs including the cost to outfit the space to accept the City supplied telephone and computer network systems. In no case will the City reuse any existing cable infrastructure to support the network systems. All existing IT cable will be removed by landlord as part of the TI Allowance.

Question:

For the space requirement of DPS you have indicated 7 Agent Investigators and a need for 48 square feet per person, but you did not indicate if this is office or cubicle (it is left blank).

Response:

These 48 square feet spaces are cubicles 6' by 8' in size

Question:

For the storage requirement of the ATF for three 500 pound safes – can these be located in a secure location on the first floor where the rest of the ATF's space is on an upper floor?

Response:

It is acceptable to separate ATF Explosives Safes Room, which is indicated to be 250 square feet in size and needs to support a weight of 1,500 pounds in a 40 square foot portion of this room to support three safes, from the space in which the 13 ATF assigned staff will be located, though the preference would be to locate the staff in close proximity to this room.