

Law Enforcement Space Needs RFP Questions and Responses
Submitted on August 10, 2016

Question:

In the event the building is larger than 25,000 SF, does Landlord have the ability to lease the remaining SF of the building to anyone it wants, or are there restrictions that would be imposed on Landlord as a result of the TAG mission?

Response:

Locating in a multi-tenant building is not our preference with the stated goal to identify through the RFP process a single story, single tenant building of about 25,000 square feet at a competitive monthly rental rate. However, in the event such a building is not identified or is not cost effective, then multi-tenant buildings will be considered. Though there is no stated restriction on who the other tenants might be, the City's expectation is that the space it occupies will have exclusive entrance from the secured parking area into the Premises and that door access controls including cameras will be installed at the City's expense to monitor access from common areas into the Premises to prohibit other tenants from entering the occupied area. To the extent that setting up a secure perimeter into a particular Premises is more expensive in one building than another, for instance one proposal may require elevator access that is shared with other tenants and as a result the elevator itself will need access controls to prohibit entrance onto a City occupied floor, the City reserves the right to increase the cost for budget purposes for the low voltage work that the City will incorporate into the building design and those costs, though paid for directly by the City outside of the TI Allowance could be incorporated into the cost of a particular proposal when awarding points based on the Price Schedule as provided I RFP Attachment B.

Question:

Is the fencing requirement a cost contained within the anticipated \$40/SF TI allowance?

Response:

Pursuant to Section 005 Additional Requirements Tenant Improvement Allowance, Exclusions as provided in the RFP document, all of the costs associated with providing and outfitting a secured parking area for 102 parking spaces including but not limited to separate access controlled motorized entrance and exit gates, 7' high 100% screened fencing, along with man gates and any other provisions required for emergency personnel as requested by the San Antonio Fire Department are to be provided by landlord at its sole cost and expense and are not part of the tenant improvement allowance. There are additional exclusions in this section on page 6 of the RFP that Respondents should familiarize themselves with prior to submitting a proposal.