



REQUEST FOR PROPOSALS # 15-06-913
AMENDMENT # One
FOR OFFICE SPACE IN KNOX COUNTY, TENNESSEE

DATE: July 20, 2015

RFP # 15-06-913 IS AMENDED AS FOLLOWS:

1. This RFP Schedule of Events updates and confirms scheduled RFP dates.

SCHEDULE OF EVENTS

2.1. RFP Schedule of Events

2. State responses to questions and comments in the table below amend and clarify this RFP.

Any restatement of RFP text in the Question/Comment column shall NOT be construed as a change in the actual wording of the RFP document.

Is there a specific data provider the State works with, or will any provider suffice?	The Landlord is to provide the service (whoever provider is in the area) from the street to the building, and ensure the service is grounded. Attached is OIR's Space Requirements.
In Attachment 6.3, Section VII, Item B, "other devices", what is meant by "other devices", and would that definition exclude existing devices that would be otherwise be grandfathered?	"Other Devices" means any additional equipment to make the building code compliant.
If a property system is a central plant vs traditional HVAC is there a different set of standards the state uses as a benchmark?	No. HVAC should be designed to ASHRAE standards.
If a property re-distributes electricity (meaning tenant has no separate bill for utilities) would a line item cost for utilities to be considered an operating "pass-through"?	Page 17 of RFP #15-06-913: "The State desires to have full service rental rate with no pass through of operating expenses."
By "indexed" escalation vs. fixed, do you mean a % increase over the previous year, or do you mean an increase tied to an index such as CPI?	Page 17 of RFP #15-06-913: "Any base rental rate escalations should be fixed rather than indexed, an exact percent increase or dollar number, and not based on a published index such as the Consumer Price Index."

OIR Space Req's

Here is a quick list of requirements for state owned and leased building telecom spaces

At least a 3" conduit from the interior new telecom space or non-common space within the building to an exterior rightaway or utility easement for new service provider connection. This requires coordination between service provider and builder.

Each telecom room should be at least 8' x 10'. This room should be per floor or per 15,000 square foot. These rooms should align vertically if in multiple floor facilities. The 36" wide lockable door should open outward, if due to codes it cannot then have it open inward towards the longest wall

Each telecom room should have at least 2 dedicated quad outlet 110 volt 20 amp circuits in addition to the normal service outlets.

It is preferred these telecom rooms have stand alone AC, if this is not possible they should be removed from the EMS and be VAV type controlled to limit winter heat but maintain positive air flow

The telecom room should have rated walls to the deck with no lay (acoustic) in ceiling

The state cabling contractor will install a grounding bus bar and place correctly sized conductor back to the main panel for the facility personnel (electrician) to connect

This space does not include room for building/energy automation/management, life and safety, security, audio, or CC/CATV systems

The state cabling contractor will provide required cabling and installation between telecom rooms and necessary outlet locations.

Building owner shall provide 3/4" conduit from outlet locations to an accessible above ceiling locations with grommits

In OIR Regional Network Service Support Centers (RNSC)

The space needs to be at least 24'x 30', this does not include personnel desk space, storage or work areas

480V 3 phase feed to 200 amp panel for an 80kW UPS (OIR purchased and initialized but general contractor hard connected to building systems) and associated stand alone HVAC unit dedicated to the space (an 8 ton unit for used in same type of space in Knoxville) all fed by a backup generator

2-4" conduits from the RNSC to the property rightaway or utility easement

Dry suppression for fire prevention or were too expensive or building intrusive provide other options so that fire concerns in other parts of the building least impact service to surrounding counties such as dry pipe 2 stage

Acoustical lay in ceiling grid height needs to be at least 9' with rated walls to the deck

The 48" wide lockable door should open outward, if due to codes it cannot then have it open inward towards on the corner of the longest wall or structural corner

This space does not include room for building/energy automation/management, life and safety, security, audio, or CC/CATV systems

This room shall not be below grade.

This room shall open into OIR space or common space, not exterior or into another state tenant