



FLORIDA DEPARTMENT *of* STATE

ADDENDUM NO. 1 **August 11, 2017**

Invitation to Negotiate: Lease Number 450:0115 DOS – Leased Space for Leon County
Advertisement Number: ITN 4500115

This Addendum now becomes a part of the original Invitation to Negotiate.

Failure to file a protest within the time prescribed in Section 120.57(3), Florida Statutes, or failure to post the bond or other security required by law within the time allowed for filing a bond shall constitute a waiver of proceedings under Chapter 120, Florida Statutes (F.S.).

This Addendum includes the following:

1. Written Responses to Written Questions

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1. Written Responses to Written Questions

1. Can State provide more information about the desired workstations? Panel Height, fabric panel or laminate...etc?

Answer #1: The number and size of the cubicles can be adjusted based on the space being offered and test-fits during negotiations. Steel Case or similar quality will be accepted, at the sole discretion of the agency". The 8x8 will be five feet tall and the 8x10 will be eight feet tall. See modular prototypes attached to this advertisement.

2. Specifications state QTY of 9 80 SF workstations and QTY of 20 60 SF work stations. Is there a breakdown of how many of those are to be grouped together in various areas/departments?

Answer #2: Will be provided in a later addendum.

3. Is there any office, conference room, or other furniture not spelled out in the ITN that the Lessor will be responsible for?

Answer #3: No

4. There is no specification for seating in the work stations. Will the agencies be supplying their own seating?

Answer #4: Yes

5. Will ownership of the workstations transfer to State at any time during the term of the lease?

Answer #5: No

6. Is the state able to purchase the workstations directly?

Answer #6: No

7. Is there an opportunity to further breakdown the space requirements by department/team? Please include any adjacency requirements as well.

Answer #7: Will be provided in a later addendum.

8. Is it possible to state how many non-employed people visit these offices on a daily basis?

Answer #8: Approximately 55 visitors per day or 275 visitors per week.

9. Is the agency considering staying at the existing property or due to growth, new space, new location, etc the agency decided to move out at the end of the lease?

Answer #9: The agency has determined that it is in the best interest of the state to solicit.

10. Is the existing location participating in the ITN?

Answer #10: Agency will consider all qualified offers.

11. What is the agency's current rent payment?

Answer #11: \$72,882.33 per month, based on current space occupied of 36,502 SF.

12. Has the agency already approved a rent price per SF budget for the new facility or will the agency take the rent price of the winner bid to get budget approvals latter in the process?

Answer #12: No rent price has been approved. Yes, the winning offer will establish the rent price. All appropriations are approved through a legislative budget request.

13. Is the agency more incline to decide for a built to suit building or for an existing building considering that both options are available?

Answer #13: Agency has no preference and will consider all qualified offers.