

**FLORIDA DEPARTMENT OF EDUCATION
BUREAU OF CONTRACTS, GRANTS AND PROCUREMENT
MANAGEMENT SERVICES
325 West Gaines Street

332 Turlington Building

Tallahassee, Florida 32399-0400**

Addendum No. 1

Modifications / Questions & Answers

ITN 480:0878 – Leon County

This addendum is being issued to revise the following changes are applicable to the original specifications of the above referenced ITN: Changes to the Specifications are indicated by "underline," and deletions are indicated by "~~strikethrough~~."

Also, this addendum is being issued to provide the Answers to Questions submitted timely by vendors during the Question and Answers period. *Please be advised all questions are keyed as submitted.*

1. Article IV, Lease Terms and Conditions, Section J, Parking, is amended as follows:

J. PARKING

Adequate parking for State employees and visitors is mandatory. At the minimum, respondents should make available not less than ~~22 spaces~~ 44 spaces for use of the Department's employees; and an additional ~~10 spaces~~ 15 spaces will be available for visitor parking, for a total of 32 59 parking spaces, at no additional cost to DOE or its employees. At the minimum, respondents should also make available not less than 2 Accessible Parking Spaces, 1 of which must be a Van Accessible Parking Space. ADA parking is determined by the chart below (2010 ADA Standards for Accessible Design 4.1.2 (5)), or local code, whichever is more stringent.

Minimum Number of Accessible Parking Spaces
ADA Standards for Accessible Design 4.1.2 (5)

Total Number of Parking spaces Provided (per lot)	Total Minimum Number of Accessible Parking Spaces (60' & 96" aisles)	Van Accessible Parking Spaces with min. 96" wide access aisle	Accessible Parking Spaces with min. 80" wide access aisle
Column A			
1 to 25	1	1	0
26 to 50	2	1	1
51 to 75	3	1	2
76 to 100	4	1	3
101 to 150	5	1	4
151 to 200	6	1	5
201 to 300	7	1	6
301 to 400	8	1	7
401 to 500	9	2	7
501 to 1000	2% of total parking provided in each lot	1/8 of Column A*	7/8 of Column A**
1001 and over	20 plus 1 for each 100 over 1000	1/8 of Column A*	7/8 of Column A**

* one out of every 8 accessible spaces ** 7 out of every 8 accessible parking spaces

Offeror acknowledges the above and affirms that the Proposed Space meets the parking requirement set forth in this Section K (use an X to mark one of the following): YES or NO .

Florida Department of Education

ITN 480:0878 – Leon County

Questions and Answers

Question 1: I wanted to inquire about the DOE Bureau of General Services space for 11,541 SF. Is this a component part of a larger bid for the Department of Education? Is the Bureau of General Services willing to have a stand-alone location apart from the other bureaus of the Department of Education?

Answer 1: This ITN is a requirement for the Department of Education's (DOE) Division of Blind Services and Division of Vocational Rehabilitation. These Divisions can be separately located from other Divisions within DOE.

Question 2: If I am reading this right neither of our campuses are within the boundary?

Answer 2: Please reference Attachment B – Page 28 of the ITN for the map of the boundaries. The submitted location must be within the boundary outlined in order to be considered.

Question 3: On Page 13 Item J, the parking requirements indicate a total of 32 spaces. On Page 26 of Attachment A the parking requirements indicate a total of 59 spaces. Could you please clarify?

Answer 3: The correct parking requirement is 59 spaces as noted on page 26. Please see attached Addendum 1 to the ITN on the Vendor Bid System.

Question 4: Do you have any examples of Design Intent Drawings for this project or other similar projects that you can provide?

Answer 4: There are no Design Intent Drawings for this ITN. Please reference Attachment A – Agency specifications for DOE's space requirements.

Question 5: Within the rent there is only a gross rent per Usable Square Feet designation on your table provided. Will it be required to provide the breakdown of base (or shell)/operating/Tenant Improvement? I realize this is a State lease, but normally with all the GSA federal leases it is a requirement to breakdown these three areas. In addition, are there any stipulations as to the finance portion of the tenant improvements? In other words, does the lessor have to describe finance rates and terms?

Answer 5: It is not required that the Proposer provide a breakdown of the base rent as part of their initial Reply. However, the Department reserves the right to request this information as part of further negotiations with the preferred locations, including requesting additional information regarding the financing of tenant improvements.

Question 6: In the commission agreement the percentages are based on "Total Aggregate Gross Base Rent". Is your definition of the base gross rents the same as what I would call Shell? If not, please explain or provide a hypothetical response. If commissions are based on shell, operating, and tenant improvements then please let me know.

Answer 6: The Tenant Broker commission percentage is based on the total aggregate gross base rent, with no offsets. This includes NNN/shell, operating expenses, utilities, janitorial, tenant improvements and all other items that make up the base rent.

Question 7: Can this be a build to suit over on my property?

Answer 7: This ITN does not allow for a build-to-suit option.