



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF GENERAL SERVICES
HARRISBURG

NOTICE

SOLICITATION # 1003842

Pennsylvania State Historical & Museum Commission

9,450-10,868 Usable Square Feet

Due Date: August 9, 2021

By Amendment, we are changing Section 4 of the lease and the due date of the solicitation to August 9, 2021 noted on page one of the Solicitation for Proposal.

This is the only notice you will receive pertaining to the above information. This identical notice is being sent to all those originally receiving a solicitation proposal package.

Any questions regarding the above should be directed to Erica Dreher at 717-317-5315.

BUREAU OF REAL ESTATE

503 NORTH OFFICE BUILDING, HARRISBURG, PA 17125

TELEPHONE NO: (717) 317-5315

4 Agency Space Requirements

(Information in this section defines any Agency specific needs to be provided by the Lessor and must be coordinated with Section 3)

4.1 General Requirements

- 4.1.1 All work required to complete renovations in buildings that remain occupied by the Using Agency must be completed after normal hours of operation as defined in the Lease unless otherwise agreed to between the Parties.
- 4.1.2 In accordance with Section 2.5.10.2, Lessor must provide the Using Agency with SDS sheets for all products to be used during construction prior to the Pre-Construction Meeting referenced in Section 3.2.4.
- 4.1.3 In accordance with Section 3.1.13, Lessor must provide the Using Agency with a copy of the asbestos certification inspection report prior to the Pre-Construction Meeting referenced in Section 3.2.4.
- 4.1.4 Lessor shall cooperate with the Using Agency to design and coordinate all activities, including, but not limited to, the following:
 - a. Preliminary Design/Site Visits
 - b. Final Review/approval of Architectural Floor Plan
 - c. Agency Review of Submittals (color/finish selections - paint, carpet, signage, room names, door hardware, keying)
 - d. Pre-Construction Meeting
 - e. Agency security requirements
 - f. Agency identified copier/printer locations
 - g. Coordination with Using Agency vendors for IT, furniture, relocation services
 - h. Final Acceptance Inspection – to be coordinated with BRE and the Using Agency (GSRE-42N form to be completed and signed by all parties)
 - i. Staff Relocation

4.2 Exterior Design—Site Requirements

4.2.1 Emergency Generator

Emergency backup generator(s) shall be provided in adherence to the Pennsylvania Uniform Construction Code (PAUCC) and all applicable references including but not limited to the International Building Code, NFPA 70 National Electric Code (NEC), NFPA 110 Standard for Emergency and Standby Power Systems. The fuel source shall be natural gas (if allowed by the authorities having jurisdiction) or diesel fuel with storage capacity of 48 hours at full load.

The following loads shall be connected to the emergency generator(s):

- a. Life safety required emergency loads as required by code including but not limited to emergency lighting, illuminate exit signs, and the fire alarm system;
- b. Legally required standby loads as required by code;
- c. Optional standby loads as required by the Using Agency including:
 - All loads in and associated with the Hotline area;
 - All loads in and associated with the OA/OIT area;
 - All loads in and associated with breakrooms, toilet rooms, copier rooms, and other similar common areas associated with the Hotline and OA/OIT areas;
 - All loads in and associated with the Security Station and associated Lobby area;
 - Vending machines and associated microwaves and refrigerators in the building's main lunchroom. Minimal emergency lighting shall be provided to safely access this area;
 - All loads serving the main Telecommunications Room and Telecommunications closets;
 - Security camera systems and card access system and associated electrical door locking throughout the building;
 - A minimum of one elevator, if any of the areas listed above, with the exception of the primary and any additional Telecommunications Equipment Rooms, are above or below any level with exist discharge with an accessible route;
 - Exterior building and parking lot lighting.

The emergency generator(s) shall be maintained per the manufacturers requirements and per NFPA 110 as a Level 1 systems (even if not required by code). In addition, Lessor shall be responsible for providing additional testing under load twice a month. For diesel generators, documentation shall be maintained to show that the generator is not required to have load bank testing. If no document exists, or there are signs of wet stacking, the generator shall be load bank tested. Non-emergency service repairs shall commence during normal business hours, Monday through Friday within 24 hours after the request for service. For emergency service when the generator is not operational, or other critical required repairs, the service company shall arrive within three (3) hours after the request to commence the repair.

4.2.2 Parking Area

The parking area must be constructed in accordance with Section 3. A minimum of 3 off-street parking spaces must be provided on-site. The spaces must be appropriately identified in accordance with parking regulations contained in Section 3354(d) (3) (i) of the PA Vehicle Code. Entrance and exit signs must be installed. The Lessor is responsible for furnishing and replacing all light tubes in parking area(s). Lessor is responsible for painting initial lines and repainting as requested by the Lessee. A covered parking area is preferred but not required.

4.2.3 Loading Dock

The Lessor shall provide a loading dock with a minimum of one (1) bay door as specified in Section 3. There shall be a 10' clearance in front of the dock doors. At least one (1) ground level loading ramp is preferred but not required. The ramp shall be provided and installed by the Lessor and approved by the Lessee. If there is a steep sloped approach to the dock, there shall be sufficient flat areas at the apron to allow for loads in trucks to be level for loading/unloading. Bay doors shall be at least 14' high with a 4-foot road surface to dock height and at least 8' wide. Doors must be clear of obstructions. Lessor shall provide one dock light of 1800 lumens or greater for each loading dock door. See additional requirements for bay doors in Section 3.3.13.2.

4.2.3.1 Dock Area

This area is located directly inside the loading dock and shall consist of the entire length of the loading dock area, extending a minimum of 24 feet into the warehouse area. Overhead doors to access the Loading Dock shall be provided with a manual override to be operated in the event of a power failure.

4.3 Interior Design—Space Requirements

Refer to Section 3 for standard construction specifications for each item in this section. Unless otherwise specified below, the standard specifications contained in Section 3 shall apply. Please note that a circulation factor of 35% is required for all office space and is not provided for in the square footages indicated below.

Unless otherwise specified below, all furniture and IT/Telecom equipment shall be provided by Using Agency.

4.3.1 Warehouse Open Area

This area shall consist of approximately 10,000 usable square feet. Flooring must be 6" reinforced concrete slab sloping to central drains, 5,500 psi, and F50 flatness. The concrete slab must have sealed surface. Ceiling must be a minimum clear height of 12 feet. Warehouse temperature is to be kept at a minimum of 50 degrees Fahrenheit with a preferred maximum of 77 degrees Fahrenheit. Preferred relative humidity to be kept between 35-65 percent. Power supply must be 230-volt, 3 phase service for the entire facility. Fire protection system must be code compliant and shall include manual and automatic fire alarms. Warehouse must be fully sprinklered with smoke detectors. The facility must have a security and fire detection system which reports directly to local police and fire companies, or to a UL listed central monitoring station that will immediately report alarms to local police and fire company. Lessor to provide voice, data, and electrical equipment required to support security and fire detection system. Lighting must be LED with minimum T8 lamp and electronic ballast technology: 25 foot-candle minimum ambient light levels for warehouse open areas; motion sensors needed. Lessor shall provide a high-low natural crossflow ventilation system with roof vents compliant with NFPA 204M. Hose bib connectors must be available for hot and cold water. Electrical outlets, and WIFI access needed. Warehouse area must be secured, and badge or security keypad access is required. Shelving units and wall mounting hardware shall be provided by the Lessee.

4.3.1.1 Restrooms

Number required: 1. Restrooms with at least one toilet and one lavatory shall be located within or near the warehouse open area and consist of at least 70 square feet with full height walls and a door. The area shall be both heated and cooled. Floor drains are required. The electrical outlets shall have ground fault protection. All lighting is to be controlled by motion sensors. Restrooms must be ADA compliant. Using Agency is willing to share the restrooms with other tenants if needed.