

Golden Crescent Workforce Solutions Lease Space RFP Questions

General Questions - Responses

1. Clarity on the restrooms (page 16). Is the number specified separate restrooms or number of stalls?
We would prefer to have at least two male and two female restrooms. One of each for staff and customers
2. Clarify difference in page 7, 80 individuation workstations and page 16, 60 workstations?
Space for 60 staff with an option to expand to 80
3. Expected square feet per person/office?
4. Clarify current furniture that will be available or need to accommodate (desks, cubicles, etc.) **Desk/cubicles will be tenant responsibility**
5. Clarify, no emergency power backup generator needed? **No**
6. Request to see current Texas Workforce floorplans and configuration. **Yes. The attachment shows general leased space for 2nd and 5th floors.**
7. Renovations to be amortized and included in the lease. How is lessor to know extent of renovations needed prior to submitting RFP response?
We suggest you visit our Victoria location to get some insight as to what is needed and how the current layout is structured. There could be as many as five different groups in an open space (Bullpen)
8. Will lessee be providing their own custodial services? **YES**
9. Are separately metered utilities a must? **NO**
10. Can a site visit to the current Texas Workforce office space be accommodated?
YES. Visits are encouraged and must be scheduled
11. Dumpster location. Is there a specific pad requirement and/or enclosure needed or will asphalt surface suffice? **Asphalt surface will suffice**
12. Is current Workforce Solutions Center sign being relocated or will new sign be needed? Who pays for sign scope? **A new sign will be needed and paid for by Workforce Solutions**
13. If the lease is structured under Option 2 (landlord-paid utilities), would the board be willing to negotiate a reasonable approach to calculating utility costs in lieu of the stated requirement of separate utility metering in Section III-A (Specifications and Requirements)? **YES.**
 - Does this requirement apply to all utilities? **YES**
 - If there are any unequivocal requirements in this domain, please elaborate.
NO

14. The RFP's "Additional Considerations – Past Performance & Value-Added" category mentions incentives, green building practices, and co-locations with partner agencies. Could you clarify how points will be allocated among those sub-elements (e.g. energy-efficiency features vs. community-partner adjacency)? **For Criteria C: Additional Consideration a maximum of 15 Points may be awarded.**
15. Exhibit 1 requires meeting rooms pre-wired for audiovisual equipment. Beyond cabling, does the Board expect proposers to include any specific AV hardware (projector, speakers, video conferencing gear) in the base proposal, or will those items be negotiated separately after award if and as needed? **Having these in place will be considered favorably in scoring but can be negotiated separately**
16. The RFP states parking must accommodate daily traffic and ADA compliance. Can you confirm the minimum number of total parking stalls (and required ADA spaces) the Board wants exclusively reserved for clients and staff? How will shared-vs-dedicated parking factor into the Responsiveness scoring? **The total number of parking spaces available will be considered in scoring. The RFP indicates 50 to 100 spaces are recommended. The assignment of shared vs dedicated can be discussed during a negotiation phase.**
17. The RFP requires a non-appropriation clause and an early termination option. Does the Board have preferred notice periods or specific contractual language for these clauses that we should incorporate to ensure full alignment with your policy and procurement rules? **No. Early termination and non-appropriation clauses will be determined during contract negotiations**

Technology Questions – Responses

1. Server Room

- **Square footage requirements:**
A minimum of 100–150 square feet are requested to accommodate network racks, structured cabling pathways, power management, and proper service clearance.
- **Power requirements:**
 - **Expected load: Approximately 3–5 kW.**
 - **Amps: 20–30 amps per circuit recommended.**
 - **Volts: Standard 120V for outlets; 208V single-phase may be required for rack-mounted or higher-draw devices.**
 - **Number of circuits: At least 3 dedicated circuits are recommended to support redundancy and segmented power delivery.**
 - **Grounding: Dedicated, isolated ground is preferred to minimize electrical interference for IT equipment.**
- **Power location:**
Standard 120V outlets placed approximately 12" above finished floor (AFF) are acceptable. Overhead power is not required.
- **HVAC requirements:**
A dedicated HVAC system (e.g., ductless mini split) is preferred to provide consistent temperature and humidity control independently from the main building system.
- **Projected HVAC load:**
Estimated at 12,000–18,000 BTU/hr depending on equipment density and environmental factors.

- **Network termination location:**
Yes, this room will serve as the central termination point for all building network cabling. It will house patch panels, punch-down blocks, switches, and firewalls.
All cabling to this room must be Cat6A.

2. Workspace Connectivity and Cabling

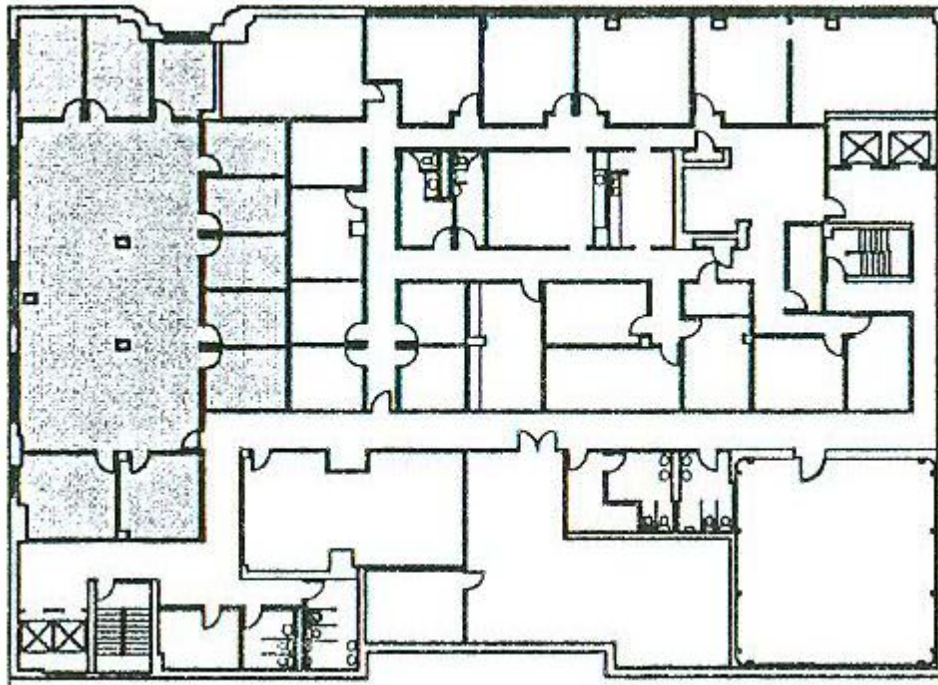
- **LAN connections per staff workstation:**
Each staff workstation will require 3 Cat6A network drops:
 - One for the PC
 - One for a VOIP phone
 - One for a network printer or peripheral device
- **Resource Room connectivity:**
 - Public PC stations: 1 Cat6A drop per PC
 - Main desk in each Resource Room: 3 Cat6A drops (PC, phone, and shared network printer)
- **Additional Cat6A network drops will be needed for:**
 - Wi-Fi Access Points: Install ceiling or high-wall Cat6A drops every 50 feet to match the typical AP coverage radius.
 - Copy/Postage Machines: At least 1 drop per location
 - AV Equipment: 2–4 drops per classroom or meeting room to support AV controllers, network displays, and conferencing gear
- **Classroom connectivity for patrons/students:**
Both wired (Cat6A) and wireless access must be available for instruction and public access.
- **Telephone outlet type:**
VOIP phones will utilize RJ45 Cat6A connections.
- **Connector format:**
No alternate connectors are required.
- **Network equipment responsibility:**
Workforce Solutions will provide all networking appliances (switches, Wi-Fi access points, etc.).
- **Owner-provided networking hardware?:**
No. The owner is not required to furnish or support any network hardware.
- **Internet Service Provider (ISP):**
Workforce Solutions will secure and manage its own ISP connection. Internet should not be bundled into utilities.

3. Audio/Video Infrastructure (Classrooms & Meeting Rooms)

- **Pre-wiring expectations:**
All classrooms and meeting rooms must be pre-wired with Cat6A cable for network and AV connectivity, including:
 - HDMI via baluns and Cat6A
 - Audio and speaker wire as needed
 - Control cabling
 - Power outlets at appropriate mounting height
 - Ceiling or wall provisions for displays or projectors
- **Turnkey AV installation:**
Not required. Workforce Solutions will install its own AV equipment. The owner must ensure wiring infrastructure is in place and accessible.

- Use of existing AV infrastructure:
If a space includes existing AV equipment, Workforce Solutions is open to evaluating its compatibility and may accept alternatives if they meet functional needs.

5th Floor Administration- Grayed area



2nd Floor Operations-Grayed area

