



October 15, 2018

Dear Sir or Madam:

**REQUEST FOR INFORMATION: RFI 01-FY-19  
OFFICE SPACE IN DUBLIN OR PLEASANTON  
FOR  
ALAMEDA COUNTY SHERIFF'S OFFICE**

The General Services Agency (GSA) of the County of Alameda is interested in leasing approximately 30,000 square feet of contiguous office space. Existing buildings will be considered. The prospective occupant will be the Alameda County Sheriff's Office.

Offered or proposed buildings must be accessible to the County 24 hours a day, 7 days a week. Offered buildings must be located within the geographic requirements specified below and be available for move-in, ready with completed tenant improvements by the third quarter of 2019. **The proposed building must be located within a three mile radius of 5325 Broder Boulevard, Dublin, California.**

The offered building must be of sound and substantial construction, of the type generally recognized as class A or B building. The space offered must be able to accommodate the requirements detailed below. It may need to be altered to meet the County standards and must be a fully serviced lease. The offered building must also conform to the seismic requirements for new construction of the current (as of the date of the request) edition of the Uniform Building Code (UBC). The offered building must not contain: (i) hazardous materials which are or become regulated by all applicable local, state and federal laws, including but not limited to, 42 U.S.C. 6901 et seq. 42 U.S.C. 9601 et seq. and California Health and Safety Code Sections 25100 et seq., and 25300 et seq.; (ii) petroleum and petroleum-based products, by products and fractions; (iii) asbestos; (iv) polychlorinated biphenyls; and (v) radioactive materials.

The built-out or existing space should be able to accommodate the following:

- All rooms and open spaces should have telecommunications, network and internet ports and access; heat and air conditioning; and adequate lighting.
- Entry into the main suites and any secure rooms will have card access readers.
- If the offices comprise the entirety of one or more floors in the building, both elevator and staircase access must also be secured by card access readers.

The General Requirements are space for 73 staff, comprised of:

1. 56 Private Offices at approximately 120 square feet each.
2. 17 Modular Workstations at approximately 120 square feet each
3. Support/Common Area Spaces totaling approximately 15,000 square feet
4. Circulation Area of approximately 8,000 square feet

5. Approximately 30,000 square feet of space
6. Available for occupancy in or before the third quarter of 2019
7. Must be within a three-mile radius of 5325 Broder Boulevard, Dublin, California
8. Access to public transit services is required. Bart is preferred. No less than one mile from nearest transit stop
9. 24-hour HVAC service to the demised space
10. Secured, reserved, on-site, standard-dimension parking for approximately 30 vehicles
11. Term: 10 years with two (2) 5-year renewal options
12. Landlord to provide architectural services for space planning and the construction of tenant improvements; turnkey proposals are highly preferred
13. Compliance with all applicable codes and permits including ADA
14. Standard County Lease provisions:
  - a. The County lease form shall be a full service lease, with Lessor to provide all building services, janitorial services and supplies, interior and exterior maintenance.
  - b. There shall be no security deposit as part of the lease.
  - c. The rent shall be paid monthly in arrears.
  - d. Insurance: The County self-insures for general liability insurance.
  - e. Any future improvements must comply with County's procurement process.

The County reserves a set-off right in its lease for Lessor's non-performance of building maintenance or repairs.

**The building owner or property owner must be able to secure all building permits and any required occupancy or use approvals. Offered site must be zoned for the intended use.**

GSA will do a preliminary screening before the department representatives' review any of the proposed locations. GSA, not the department itself, will make the final decision. Unless otherwise directed, please maintain all communications with GSA only, and do not contact department staff directly.

Once you have a general understanding of the need, please review your portfolio of available space, select one or two locations that you feel meet the above criteria, and provide us with a written description of each. The description should include all salient information with respect to the location, space, and cost. Unfortunately, we cannot accept computer printouts listing numerous locations.

The person or firm submitting the available location must show that he or she controls the location whether through ownership or by contractual authorization by the owner. Proposals not authorized in writing by the property owner will not be accepted. Without the appropriate authorization, the County reserves the right to contact the landlords directly.

Format of proposals: Each available property should have the following financial and qualitative information submitted with it:

- 1 Building or site address, city, zip: Nearest cross street (major or minor street), nearest major intersection
- 2 Building size, proposed suite location size (if part of a larger building), or site size and building capacity under the current applicable zoning code
- 3 Number of parking spaces available if available
- 4 Building or site owner name, and owner's acknowledgement of this use
- 5 Building age, construction type and class. Current zoning of the building or site
- 6 Proposed rental structure for a 10 year term
- 7 Tenant improvement allowance if not provided turn-key
- 8 Nearest: i) BART station and distance from offered building; ii) AC Transit stop(s) and bus lines serving this location (route numbers)
- 9 Key personnel/principal offeror's experience and qualifications
- 10 Past performance of principal offeror developing, managing, and operating comparable buildings
- 11 References, which may be checked by County
- 12 Quality of building design, including items such as aesthetics, architecture, energy conservation, and other considerations

All responses to this Request for Information (RFI) must be in writing and received via U.S. Mail or other courier service no later than 3PM November 15, 2018, at GSA-Real Property Department, 1401 Lakeside Drive, 6<sup>th</sup> Floor, Oakland, California 94612-4305. Facsimile proposals will not be accepted. If you have any questions prior to the deadline, please contact Joseph Tambornino at (510) 208-5947.

The issuance of this RFI does not constitute a lease award, or any type of commitment or obligation on the part of the County. The County shall not pay or be responsible for any costs incurred in the preparation and submission of responses. The County reserves the right to reject all responses, and no part of this RFI shall be interpreted as an obligation on the part of the County to proceed with the project. You must also understand that no action that binds the County is in effect until the required County approval process is completed, including approval by the County Board of Supervisors at a public hearing.

Finally, please let us know how you learned of this RFI, whether from our website, electronic mailing, word-of-mouth, or other.

Sincerely,

DocuSigned by:

*Joseph Tambornino*

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Joseph Tambornino, MBA CPM  
Real Estate Projects Manager

cc: Thomas McKimmy, Strategic Facilities Capital Planning Manager

I: /PROPERTY/FILES/RFI/SHERIFF'S OFFICE

**STAFF AREA PROGRAM**

Number	Name	SF Min	SF Max	PO or WS	Total Min	Total Min	ADJACENCIES
<b>CIB and CAL-ID</b>							
1	Unit Mgr	140	225	PO	140	225	Secured file room
1	IDS Super	120	140	PO	120	140	CIB Mgr, CAL-ID Data Ctr, IDS Admin & Mgr, proj mtg room, Conf A spec strge
1	IDS Admstr	120	140	PO	120	140	as above
3	Shared	240	240	PO	720	720	Data Cntr, CAL-ID Tech/Staging
5	IT Staff	120	120	PO	600	600	Data Center, Tech Offices
<b>Tenprint (fingerprints) Secured Area</b>							
1	IDS Supervisor	120	120	PO	120	120	Other IDS shift offices
4	IDS Shift	120	120	PO	480	480	Other IDS shift offices
3	Tenprint Quad Workstations	145	170	WS	435	510	
6	Sealing & Audit Workspace	60	72	WS	360	432	
<b>Crime Scene (Latent) Area - Secured Space</b>							
4	Latent Staff	48	120	WS or PO	192	480	
3	Shared Office	120	140	PO	360	420	
<b>Internal Affairs</b>							
1	Captain	140	225	PO	140	225	
1	Lieutenant	120	140	PO	120	140	
3	Sergeants	120	140	PO	360	420	
2	Deputies	70	70	PO	140	140	
2	Techs	70	70	PO	140	140	
1	Secretary	48	48	WS	48	48	
<b>Support Services</b>							
1	Captain	140	225	PO	140	225	

1	Lieutenant	120	140	PO	120	140	
1	Sergeant ( P&R)	120	140	PO	120	140	
3	Shared Office	60	70	PO	180	210	
1	Secretary	48	64	WS	48	64	
<b>Urban Area Security Initiative (currently at RTC)</b>							
1	Commander	140	225	PO	140	225	
2	Shared Office	60	70	PO	120	140	
<b>Other</b>							
7	Cmnd Ctr, CALEA	120	120	PO	840	840	
2	Cmndr Offices	120	120	PO	240	240	
5	TD station	48	25	WS	240	125	
6	B/G Staff	60	70	PO	360	420	
1	B/G Mgr	120	120	WS	120	120	
<b>73</b>	<b>TOTAL STAFF</b>				<b>7,263</b>	<b>8,269</b>	

## SUPPORT AREA AND COMMON AREAS

<b>TABLE FOR SUPPORT SPACE AND COMMON AREAS</b>						
#	Name	SF Min	SF Max	Total Min	Total Max	Adjacencies
<b>CIB and CAL-ID</b>						
1	Recpt	48	64	48	64	Recp, Rest, Confs A and C
1	Waiting	120	300	120	300	as above
1	Secured files	120	140	120	140	Unit Mgr, Mgr Proj Mtg
1	Conf B	300	400	300	400	secured file, mgr, Conf A and C, kitch
1	Conf A	1000	1500	1000	1500	
1	Conf C	300	400	300	400	Conf A, Chair strge
1	Conf D	300	400	300	400	as above
1	Break	120	240	120	240	Conf A and B
1	LiveScan	140	150	140	150	Conf A and media strge
1	Media Strge	100	120	100	120	Conf A, LiveScan
1	Chair Strge	120	150	120	150	Conf A and C
1	Closet	64	120	64	120	Data, Confs

1	Data	400	800	400	800	Mgmt and Confs
1	Server Prep	120	200	120	200	Data Center
1	CAL-ID Tech	240	400	240	400	Data Center
1	CAL-ID IT Strge	64	70	64	70	Data Center
1	Copy Area	54	64	54	64	Electrical, data
1	Electrical	60	90	60	90	
<b>Tenprint (fingerprints) Secured Area</b>						
1	Staff Meeting	300	400	300	400	Tenprint area
1	Copy/Card Strge	120	120	120	120	Tenprint area
1	Mail Area	30	60	30	60	Tenprint area
1	Chair Strge	100	120	100	120	Tenprint area
1	Fingerprint	75	120	75	120	Tenprint area
1	ID Train	350	450	350	450	Tenprint area
1	Cabinets	1250	1500	1250	1500	Tenprint area
1	Sealing Strge	200	400	200	400	Sealing WS
1	Records	240	350	240	350	Tenprint area
1	Corr/Audit Strge	300	450	300	450	Tenprint area
<b>Crime Scene (Latent) Area - Secured Space</b>						
1	Fingerprint	90	120	90	120	Latent Secured
1	Evidence	358	445	358	445	Latent Secured
1	Processing	192	256	192	256	Latent Secured
1	Tech Mtg	185	200	185	200	Latent Secured
1	Evidence Intake	120	140	120	140	Latent Secured
<b>Internal Affairs</b>						
1	Conf	180	200	180	200	Internal Interviews
1	Files	140	160	140	160	Internal Affairs Files
<b>Support Services</b>						
2	multipurpose	1700	2304	3400	4608	All
<b>General Employee Support Area</b>						
1	♀ Locker	360	450	360	450	Tenprint and Latent
1	♂ Locker	360	450	360	450	Tenprint and Latent
1	Exercise	180	360	180	360	Tenprint and Latent
1	Break	480	600	480	600	
1	Patio Area					
1	Other Meeting	500	500			
	<b>TOTAL COMMON</b>			<b>12,680</b>	<b>17,567</b>	