

Johnson County Courthouse

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JoCoCourthouse.com



Johnson County Commission

Densil Allen
Presiding Commissioner
John L. Marr
Commissioner, Eastern District
Charles Kavanaugh
Commissioner, Western District
Diane Thompson
County Clerk

June 24, 2022 at 5:30 p.m.

QUESTIONS AND ANSWERS: Request for Proposal – Environmental Assessment Services

Q 1: How many samples are expected?

A 1: Johnson County does not have a set number of samples. This will be based on the expertise of the Contractor and the detailed scope of services provided in the Contractor's proposal.

Q 2: What is the expected turnaround time?

A 2: Johnson County does not have an expected timeline. This will be based on the expertise of the Contractor and the detailed timeline required to deliver the scope of services provided in the Contractor's proposal.

Q 3: How many assessments are expected to be completed for the building?

A 3: Johnson County does not have an expected number of assessments. This will be based on the expertise of the Contractor and the detailed scope of services provided in the Contractor's proposal.

Q 4: Does a "Certified Fungal Inspector" have to be "on-site and on-staff" as documented in the RFP on Exhibit A?

A 4: No. Johnson County will not specifically require a "Certified Fungal Inspector" to be on staff and on-site.

Q 5: How can we bid for clearance sampling prior to the inspection and the protocol?

A 5: Bidders are invited to arrange a site visit to view the interior of the building by contacting Jennifer Powers, 660-747-6161 jpowers@jococourthouse.com

Q 6: How many rooms are in the building?

A 6: There is 2,750 gross square footage per floor and three (3) floors in the building. Below is an excerpt from an appraisal completed by Clark Appraisal and Property Service in May 2002, more specifically identifying the space.

THE SUBJECT PROPERTY IS PRESENTLY OCCUPIED BY COUNTY OFFICES. THE FIRST FLOOR IS MAINLY OCCUPIED BY THE PROSECUTOR'S OFFICE WITH A SMALL AREA OF APPROXIMATELY 180 SF OCCUPIED BY SPECIAL VICTIMS UNIT. THE MAIN FLOOR HAS APPROXIMATELY 434 SF OF COMMON AREA WHICH CONSISTS OF KITCHENETTE, 2 RESTROOMS AND STAIRS TO BASEMENT. THE BALANCE OF 114 SF IS MAIN ENTRY AND EAST ENTRY WITH STAIRS TO SECOND FLOOR.

THE SECOND FLOOR HAS APPROXIMATELY 1,830 SF OF DESIGNATED OFFICE AREA WITH 817 SF OF COMMON AREA WHICH CONSISTS OF KITCHEN, WAITING AREA, HALL AND 1.5 BATHS. APPROXIMATELY 103 SF ARE STAIRS AND ENTRY AT HEAD OF STAIRS.

THE BASEMENT HAS 300 SF OF FINISHED CONFERENCE ROOM, 1717 SF OF SEMI-FINISHED OFFICE OR STORAGE AREA AND 589 SF OF UNFINISHED BASEMENT WHICH CONTAINS UTILITIES. 144 SF IS STAIRS TO MAIN FLOOR IN 2 AREAS.

| | MAIN FLOOR | 2ND FLOOR | BASEMENT |
|--------------------------------|------------|-----------|--------------------|
| DESIGNATED OFFICE AREA | 2,202 SF | 1,830 SF | 300 SF |
| FINISHED COMMON AREA | 434 SF | 817 SF | 108 SF |
| STAIRS & ENTRY | 114 SF | 103 SF | 36 SF |
| SEMI-FINISH UNFINISHED AREA | | | 1,717 SF 589 SF |
| TOTALS: | 2,750 SF | 2,750 SF | 2,750 SF |

WITHOUT MAJOR MODIFICATION THE PROPERTY COULD BE RENTED TO MULTIPLE TENANTS WITH SHARED COMMON AREAS, AS FOLLOWS:

| | RENTABLE OFFICE AREA | COMMON AREA/OTHER | TOTAL |
|------------|-------------------------|----------------------|----------|
| MAIN FLOOR | 2,202 SF | 548 SF | 2,750 SF |
| 2ND FLOOR | 1,830 SF | 920 SF | 2,750 SF |
| BASEMENT | 2,017 SF | 733 SF | 2,750 SF |
| TOTALS: | 6,049 SF | 2,201 SF | 8,250 SF |

| RENTABLE OFFICE: | MAIN FLOOR | RENTABLE OFFICE: | 2ND FLOOR |
|------------------|------------|------------------|-----------|
| SUITE #1 | 1,473 SF | SUITE #3 | 460 SF |
| SUITE #2 | 729 SF | SUITE #4 | 670 SF |
| | | SUITE #5 | 700 SF |
| TOTALS: | 2,202 SF | | 1,830 SF |

BASEMENT HAS 300 SF OF FINISHED CONFERENCE ROOM WITH SHELVES THAT COULD BE CONVERTED OR USED IN COMMON BY BUILDING TENANTS. THE SEMI-FINISHED AREAS COULD BE USED AS STORAGE BY BUILDING TENANTS OR CONVERTED TO OFFICE AREA. THE BASEMENT CAN BE ACCESSED FROM THE MAIN FLOOR COMMON AREA WHICH HAS AN ENTRANCE DOOR FROM CITY PARKING LOT TO THE WEST.