

RESOLUTION NO.: R-2014-005

*Authorizing execution of a Lease Amendment Agreement between the  
City of Columbia and MS Joint Venture for lease of office space at  
1401 Main Street to be used by the City Attorney and Information Technology Departments*

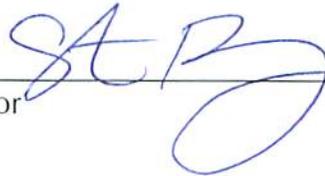
ORIGINAL  
STAMPED IN RED

BE IT RESOLVED by the Mayor and City Council this 21st day of January, 2014, that the City Manager is authorized to execute the attached Lease Amendment Agreement, or on a form approved by the City Attorney, for office space located at 1401 Main Street to be used by the City Attorney and Information Technology Departments.

*(Funding Source: 1011501 and 1011120).*

Requested by:

City Attorney/Interim IT Director

  
\_\_\_\_\_  
Mayor

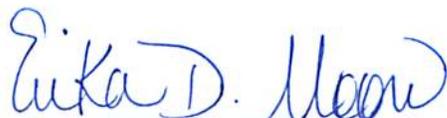
Approved by:

  
\_\_\_\_\_  
City Manager

Approved as to form:

  
\_\_\_\_\_  
City Attorney

ATTEST:

  
\_\_\_\_\_  
City Clerk

Introduced: 1/21/2014  
Final Reading: 1/21/2014

**EM&L**  
COMMERCIAL REAL ESTATE  
P.O. BOX 1239  
COLUMBIA, SOUTH CAROLINA 29202

TELEPHONE  
(803) 771-9884  
FAX  
(803)771-9887

**6<sup>th</sup> LEASE AMENDMENT AGREEMENT**

**THIS AGREEMENT**, made this 6<sup>th</sup> day of January 6<sup>th</sup> by and between MS Joint Venture hereinafter referred to as "Landlord"), and City of Columbia, hereinafter referred to as "Tenant");

**WITNESSETH**

**WHEREAS**, Landlord and Tenant did enter into a Lease Agreement dated the 10<sup>th</sup> day of September 2002 for premises known as 1401 Main Street, and located on the 10<sup>th</sup> floor and amended on August 27<sup>th</sup>, 2004 and amended on September 24<sup>th</sup>, 2007 and;

**WHEREAS**, the parties hereto desire to make certain amendment(s) to their said Lease Agreement and;

**NOW THEREFORE**, the parties for and in consideration of these presents and the mutual agreements herein, covenant and agree that the said Lease Agreement is amended, effective January 6, 2014 as follows:

1. Tenant's lease/ termination date shall change to October 31<sup>st</sup> 2020.
2. Base Rental Rate on additional period shall be as outlined below:

11/1/2015 thru 10/31/2016 \$15.00PSF  
11/1/2016 thru 10/31/2017 \$15.00PSF  
11/1/2017 thru 10/31/2020 \$16.00PSF

3. Landlord at Landlord's cost will pay for Tenant requirements as outlined on Exhibit A (Attached).
4. Tenant will be metered and billed monthly for power usage.

**THIS AGREEMENT**, by reference to the above stated Lease Agreement shall, when fully executed, form a part thereof; and

**ALL OTHER TERMS AND CONDITIONS** of the Lease Agreement shall remain in full force and effect.

**IN WITNESS WHEREOF**, the parties hereto subscribed their names as of the date first above written.

WITNESS:

Joanui Shaffer  
Ronda Loy

WITNESS:

[Signature]  
[Signature]

LANDLORD: MS JOINT VENTURE  
By: MS INVESTMENTS, MANAGING PARTNER

By: [Signature]  
David Loy, Managing Partner

TENANT: CITY OF COLUMBIA

By: [Signature]

Its: CITY MANAGER

Date: 1-27-2014

APPROVED BY  
CITY OF COLUMBIA  
LEGAL DEPT. [Signature]  
1/27/14

# CBSI

GENERAL CONTRACTOR  
PO Box 7141  
Columbia, SC 29202

December 20, 2013

## PROPOSAL

TO: Mr. David Loy, Principal  
Executive Management & Leasing  
1401 Main Street, Suite 690  
Columbia, SC 29201

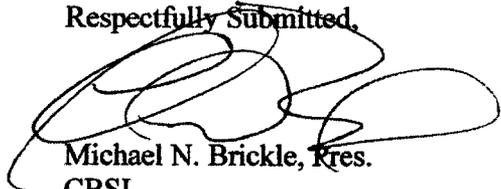
RE: Security/IT Upgrade Project- City of Columbia  
1401 Main Street  
10<sup>th</sup> Floor

### SCOPE OF WORK/SCHEDULE OF VALUES

General Conditions	\$	9,467.00
Description of Services		
(A) Installation of Level 5 Rated Ballistic Glass System		
(1) Century Glass	\$	43,095.00
-Furnish and Install Glass System		
(2) Additional Requirements	\$	6,960.00
-Modify opening as required for installation.		
-Install access control wiring to demark.		
-Install line voltage power as required.		
-Install access control interface.		
-Terminate and remove any abandoned components.		
(B) Data/Server Room Requirements	\$	44,610.00
Relocation Pricing Based on Current Configuration		
-Configure as required for controlled access.		
-Install access control wiring to demark.		
-Modify power distribution as required.		
-Modify connectivity at tenant's expense and direction.		
Upfit decommissioned data center.		
(Not To Exceed \$ 7,000.00)		
-Install access control interface.		
-Paint and detail cosmetics as required.		
Overhead/Profit	\$	10,413.00
TOTAL ESTIMATED COST .....	\$	114,545.00

We appreciate your consideration of our firm on this project. Please allow us to furnish any additional information necessary regarding this proposal.

Respectfully Submitted,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the end, positioned above the printed name.

Michael N. Brickle, Pres.  
CBSI

# CENTURY GLASS



4059 Broad River Road  
Columbia, SC 29210  
803-256-8134  
803-256-4841(fax)

Date: 12/9/13

## Revised Proposal

**Project:** City Attorney's Office – 10<sup>th</sup> Floor entry doors  
Columbia, SC

**Attn:** Ms. Shari Ardis

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We propose to furnish and install materials per site visit, field dimensions and our conversations and are subject to our standard terms and conditions, which are hereby referred to and made part of this proposal.

### Clarifications / Qualifications:

Furnish and install two (2) pair of Total Security Solutions medium stile, clear anodized, level 3 bullet resistant, (B.R.), storefront doors with 1 3/4"x 4" B.R. door frames and B.R. glazing to fit existing openings.

Our price includes 1200 lb magnetic locks on both pair of doors with power supply/battery back-up, two PIR request to exit sensors and two jamb mounted delayed request to exit push switches.

<b>Total Amount including tax and labor</b>	<b>\$39,069.00</b>
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**Alternate #1:** Add to go to Level 5 protection instead of Level 3 protection.

**Add \$ 4,026.00**

### Clarifications:

- Work to be done during normal business hours.
- GC to provide adequate electrical power for our basic hand tools.
- These doors and frames are not fire rated.
- Lead time on Level 3 materials is 3-4 weeks from order date.
- Lead time on Level 5 materials is 6-8 weeks from order date.

**CENTURY GLASS**



4059 Broad River Road  
Columbia, SC 29210  
803-256-8134  
803-256-4841(fax)

Date: 12/9/13

**Revised Proposal**

(Continued)

**Project:** City Attorney's Office – 10<sup>th</sup> Floor entry doors  
Columbia, SC

**Exclusions:**

- Final cleaning of glass and aluminum framing.
- Card reader or wiring for it.
- Wiring to the magnetic lock
- Wood blocking to anchor our frames.
- Any materials not mentioned above

**Terms:**

A 30% deposit or larger partial payment shall be required on all first time orders unless approved credit. Balance due 10 days from completion date. Interest of 1.5% per month will be charged for all outstanding balances after 30 days from date of invoice.

**THIS PROPOSAL IS SUBJECT TO CHANGE IF NOT ACCEPTED WITHIN 30 DAYS OF THE ABOVE DATE.**

*David Easler*

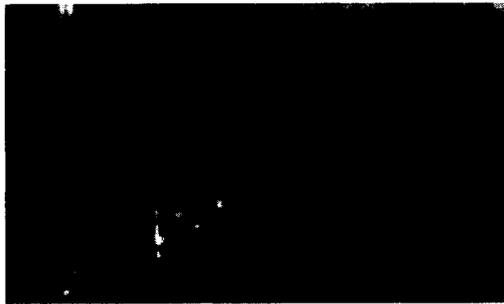
David Easler  
Project Manager/Estimator

Accepted By: \_\_\_\_\_

Title: \_\_\_\_\_



Your Guide to  
**The 8 Levels of Bullet Resistance**  
 Download Now



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## STANDARD UL PROTECTION LEVEL RATINGS

Security levels for bullet-resistant systems have been established by UL (Underwriters Laboratory), the primary testing organization for materials used in these systems. Each level has been tested and found effective at stopping certain types of projectiles, ones most typically employed during an armed robbery. While ratings extend to Level 8, the needs of most banks, credit unions, and convenience stores are well covered in Levels 1-3.

Rating	Ammunition	Weight (g)	Velocity Min FPS	Velocity Max FPS	Velocity FPS	No. of Shots	
Level 1	9mm Full Metal Copper Jacket with Lead Core	124 grains	8.00	1175	1293	358	3
Level 2	.357 Magnum Jacketed Lead Soft Point	158 grains	10.20	1250	1375	385	3
Level 3	.44 Magnum Lead Semi-Wadcutter Gas Checked	240 grains	15.60	1350	1485	411	3
Level 4	.30 Caliber Rifle Lead Core Soft Point (.30-06 Caliber)	180 grains	11.70	2540	2794	774	1
Level 5	7.62mm Rifle Lead Core Full Metal Copper Jacket, Military Ball (.308 Caliber)	150 grains	9.70	2750	3025	838	1
Level 6	9mm Full Metal Copper Jacket with Lead Core	124 grains	8.00	1400	1540	427	5
Level 7	5.56mm Rifle Full Metal Copper Jacket with Lead Core (.223 Caliber)	55 grains	3.56	3080	3388	939	5
Level 8	7.62 Rifle Lead Core Full Metal Copper Jacket, Military Ball (.308 Caliber)	150 grains	9.70	2750	3025	838	5
Supplementary Shotgun	12-Gauge Rifled Lead Slug	1 oz.	28.30	1585	1744	483	3
Supplementary Shotgun	12-Gauge 00 Lead Buckshot (12 pellets)	1.5 oz.	42.00	1200	1320	366	3

Download *The Ultimate Guide to Bulletproof Glass & Bullet Resistant Barriers*  
 Get your FREE guide to bulletproof glass today! [DOWNLOAD NOW](#)



# TOTALSECURITYSOLUTIONS

## LP 1250 | GLAZING MATERIAL

### FEATURES

- U.L. Listed Level 3
- Ease of fabrication
- Optical clarity
- Numerous sizes available

### PRODUCT DESCRIPTION

The abrasion resistant coating is standard. The LP 1250 is composed of an acrylic interlayer with polycarbonate cap sheets.

### TECHNICAL DATA

Protection	44 magnum
Light Transmission	>90%
Haze	>1.0%
Yellowness Index	<0.7
Thickness	1.25
Weight	7.7 lbs. per sq. ft.
Burn Rate	1.2 in./min
Abrasion Resistant Coating	Standard

### SPECIFICATIONS

#### A. USES

LP 1250 sheets are to be used in applications where optical quality, cleanability and longterm retention of properties are important.

#### B. LIMITATIONS

To be used as a Level 3 bullet resisting glazing material. Impact of projectiles from other higher level weapons may cause system failure. End user to determine specific protection requirements.

### HANDLING INFORMATION

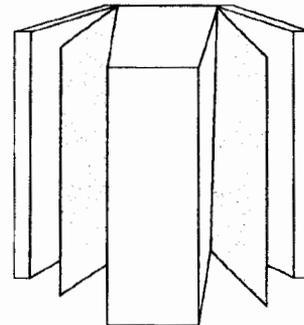
You must clean the glazing unit during and after the construction period to maintain optimum performance and aesthetic properties. To clean, use a soft, clean cloth and a mild soap, detergent, or slightly acidic cleaning solution (such as vinegar). Wipe with a clean, lint-free cloth.

### TECHNICAL SUPPORT

TSS maintains a full staff of professional and experienced sales representatives, project estimators, engineers, draftsmen, craftsmen and installers ready to assist in all phases of the bullet resistant project from initial design through installation. Consult our sales department or your local representative for assistance with all your bullet-resistant needs at 1.517.223.7807.

### LIMITED WARRANTY

TSS offers a twelve month limited warranty. This warranty does not cover damage caused by neglect, abuse, vandalism, improper maintenance, accident or any other cause beyond the suppliers control not arising out of defects in material or workmanship. The warranties stated replace and exclude all other warranties. The warranty is limited to replacing products that fail to meet specification, or are defective in quality or workmanship at the time of delivery. TSS will not be responsible for (re)installation expenses or any direct or indirect loss(es) which may result from a defective product. TSS reserves the right to field inspect any product alleged to be defective. The buyer is responsible for any consequences resulting from product use.



**TSS BULLET RESISTANT ALUMINUM DOOR & FRAME ASSEMBLY****PART 1 GENERAL****1.1 REFERENCE**

- A. Underwriters Laboratory UL 752-Standard for Bullet Resisting Equipment, ASTM C 1172 - Standard Specification for Laminated Architectural Flat Glass, NJ Standard 0108.01 - (National Institute of Justice) Standard for Ballistic Resistant Protective Materials (September, 1985). ASTM B 209 - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate, ASTM B 221 - Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes.

**1.2 SUBMITTALS**

- A. The following shall be submitted by the manufacturer in accordance with Sections 13070 and any Special Contract Requirements: Submit for approval prior to fabrication: samples, product data (including preparation, storage and installation methods), cuts & anchor spacing, reinforcement & location, product specifications, shop drawings, test reports (current UL Listing Verification & UL 752 Test Results as provided by Underwriters Laboratories), and printed data in sufficient detail to indicate compliance with the contract documents.
- B. Provide manufacturer's instructions for installation and cleaning of TSS Bullet Resistant Aluminum Door Assemblies. All required submittals shall be approved prior to installation.

**1.3 DESIGN PERFORMANCE**

- A. Through the design, manufacturing techniques and material application the TSS Bullet Resistant Aluminum Door shall be constructed of an extruded aluminum in 6061-T6 alloy/tempered. With a UL Standard 752 Level 3 protection rating. Door and frame to have no exposed fasteners, corner joints shall consist of extruded and keyed aluminum spline with continuous 3/8" diameter steel tie rod at door top and bottom rails. All joints and connections shall be tight, providing hairline points and true alignment of adjacent members. Panels shall not be removable from threat side. Door system to be available in Right hand, left hand and reverse swings.
- B. Door to defeat ballistic assaults from a .44 magnum superpower small arms handgun as tested with UL Standard 752 at Underwriters Laboratories.

**1.4 QUALITY ASSURANCE**

- A. Manufacturer shall be a Company that specializes in manufacturing products of the specified type with a minimum of five years experience. Installer shall be a Company that specializes in product type specified. Manufacturer shall provide a sample with color/finish to the Architect for approval prior to start of work.

**1.5 DELIVERY, STORAGE & HANDLING**

- A. Delivery the materials to the project with the manufacturer's UL Listed Labels intact and legible. Handle the materials with care to prevent damage. Store materials inside and under cover, stack flat and off floor. Project conditions (temperature, humidity, and ventilation) shall be within the maximum limit recommendations set by manufacturer. Do not install products that are under conditions outside these limits.

**1.6 WARRANTY**

- A. All materials shall be warranted against defects for a period of 1 year for the date of receipt at the project site. Certificates of manufacturer's standard limited warranty shall be provided at project completion.

**PART 2 PRODUCTS****2.1 ACCEPTABLE MANUFACTURERS**

- A. Products shall be manufactured by: Total Security Solutions, Inc, 170 National Park Drive, Fowlerville, MI 48836, 866-930-7807. Jim Richards, [info@demandtss.com](mailto:info@demandtss.com). Web: [www.tssbulletproof.com](http://www.tssbulletproof.com). No substitutions shall be accepted.

## 2.2 PRODUCT: BULLET RESISTANT STOREFRONT FRAMING LEVEL 3

- A. **Bullet Resistant Door System:** Total Security Solutions Bullet Resistant Aluminum TSS-BL3-DR Bullet Resistant Door System. All joints and connections shall be tight, providing hairline joints and true alignment of adjacent members. Corner joinery shall consist of heavy duty extruded and keyed aluminum corner splines with continuous 3/8 inch diameter tie rod construction. Glazing must not be removable from the threat side of the door. Provide to dimension heights and widths indicated on the Drawings.
1. System shall be designed to defeat ballistic assaults from a .44 magnum handgun in accordance with UL 752, Level 3.
    - a. Aluminum Doors: Top rail and stile 2-3/4" (70 mm), Bottom rail 8-1/2" (216 mm) including glass stops.
    - b. Aluminum Door and Sidelight Frames and Extrusions: 1 3/4" (44mm) x 4" (102mm), Structural section .125" thickness
    - c. Glazing: LP-1250 Polycarbonate/Acrylic Laminate, 1-1/4" thick, 7.7lbs/sf. UL 752, UL=3, 44 mag.
    - d. Hardware: Select SL-11HD continuous aluminum gear hinge, Adams Rite MS1850 deadlock, with Adams Rite 4510 Series mortise thumb turn and or Keyed mortise cylinder, 9" aluminum pull handle and door width push bar as selected by architect. LCN 400 series heavy duty door closer.
  2. Door Frame Construction: Frames shall provide equal UL protection level as door, non-ricochet type, Aluminum ballistic extruded aluminum in 6061-T6 alloy, aluminum finish. Door hardware includes: HD continuous hinge, push/pull handle, mortised lock, overhead closer. Optional hardware: exit devices, electric strike plate, and custom security hardware. Shipped fabricated and ready for field installation.
    - 1) Style: 2 3/8" medium style door system or 1 3/4" x 4" BR aluminum jamb
- B. Finish: Clear Anodized Aluminum,

## PART 3 EXECUTION

### 3.1 PREPARATION

- A. Prior to installing the bullet resistive material, the contractor shall verify that all supports have been installed as required by the contract documents and architectural drawings, and approved shop/CAD drawings, if required. Installer shall notify architect of any unsatisfactory preparation that is responsibility of another installer.
- B. Clean and prepare all surfaces per manufacturers recommendations for achieving the best results for the substrate under the project conditions.

### 3.2 INSTALLATION

- A. Do not begin installation until openings have been verified and surfaces properly prepared in accordance with Drawings. Install in accordance with manufacturer's instructions and UL 752. Set all equipment plumb.
- B. TSS Bullet Resistant Aluminum Door shall be installed in accordance with manufacturer's instructions. Install plumb, level, square, true to line, and without warp or rack. Provide all fasteners required for installation. Anchor frames securely in place to supports. Use attachment methods permitting adjustment for construction tolerances, irregularities, alignment, and expansion and contraction. Separate aluminum from other metal surfaces with bituminous coatings or other means approved by Architect. Sheet Metal Flashing: Coordinate with sheet metal flashing as specified in Section 07620. Joint Sealants: Install joint sealants as specified in Section 07920.



PRODUCT SPECIFICATION SECTION 13066

3.3 POST APPLICATION

A. TSS Bullet Resistant Aluminum Door shall be installed in accordance with manufacturer's printed recommendations, including adhering to anchoring and finishing details. Method of application shall maintain the bullet resistive rating at junctures with concrete floor slabs, the concrete roof slabs, the bullet resistive door frames, the bullet resistive window frames and all required penetrations.

B. Inspection and Cleaning: Verify installation is complete and complies with manufacturer's requirements. Clean product and accessories, removing excess sealant, labels and protective covers.

C. Touch-up, repair or replace damaged products before Substantial Completion.

D. Product Warranty: Applicable warranty shall be issued to owner upon final release of completed project.

*\*\*end of section\*\**

# TOTALSECURITYSOLUTIONS

## TSS BL3-D | DOOR

### FEATURES

- Bullet resistant level 3 .44 magnum super power small arms protection
- Accepts various glazing materials from 3/4" thru 1 3/8"
- Anodized or painted finishes
- Full vision or vision/opaque glazing
- Stock or custom sizes
- Transom and sidelite options

### PRODUCT DESCRIPTION

- 2 3/8" medium stile door system
- 1 3/4" x 4" bullet resistant aluminum jamb

### CONSTRUCTION

The TSS BL3-D is designed to meet Level 3 protection as tested in accordance with UL Standard 752 at Underwriters Laboratories. Door and frame components will be constructed from extruded aluminum in 6061-T6 alloy / temper. Corner joinery shall consist of extruded and keyed aluminum spline with continuous 3/8" diameter steel tie rod at door top and bottom rails. All joints and connections shall be tight, providing hairline joints and true alignment of adjacent members. Panels are not removable from the threat side.

### DOOR HARDWARE

- Standard Door Hardware: Continuous Hinge  
Push/Pull Handle  
Mortised Lock  
Overhead Surface Closer
- Optional Door Hardware: Electric Strike Release  
Exit Devices  
Custom Security Hardware

### SPECIFICATIONS

This door and frame system is designed to provide protection in those areas where ballistic threat exists. It is recommended that this door and frame system be used in conjunction with protected wall areas.

### MARKETS SERVED

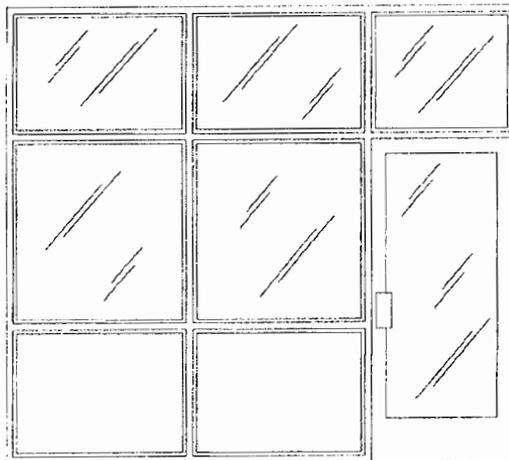
- Gas stations
- Convenience stores
- Law enforcement facilities
- Public and private locations

**RH** RIGHT HAND

**LH** LEFT HAND

**RH** REVERSE

**LH** REVERSE



## **HANDLING INFORMATION**

**Handling:** Care should be exercised during shipping and handling to maintain door appearance.

**Storage:** Store upright in a dry, well ventilated building or shelter at a constant temperature. Do not store in damp areas or freshly plastered buildings. Place unit on wood blocks at least 2" high to prevent moisture damage.

**Application:** Remove from protective container just prior to installation. Care should be exercised when installing door to insure that installation is level, plumb, square and secure.

**Cleaning:** You must clean the glazing unit during and after the construction period to maintain optimum performance and aesthetic properties. To clean, use a soft, clean cloth and a mild soap, detergent, or slightly acidic cleaning solution (such as vinegar). Wipe with a clean, lint-free cloth.

## **TECHNICAL SUPPORT**

TSS maintains a full staff of professional and experienced sales representatives, project estimators, engineers, draftsmen, craftsmen and installers ready to assist in all phases of the bullet resistant project from initial design through installation. Consult our sales department or your local representative for assistance with all your bullet-resistant needs at 1.517.223.7807.

## **LIMITED WARRANTY**

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