LEASE NO. GS-05P-LIL00069

This Lease is made and entered into between

Springcar Company, LLC

(Lessor), whose principal place of business is 27500 Detroit Road, Suite 300, Westlake, Ohio 44145-5913 and whose interest in the Property described herein is that of Fee Owner, and

The United States of America

(Government), acting by and through the designated representative of the General Services Administration (GSA), upon the terms and conditions set forth herein.

Witnesseth: The parties hereto, for the consideration hereinafter mentioned, covenant and agree as follows:

Lessor hereby leases to the Government the Premises described herein, being all or a portion of the Property located at

900 East Linton Avenue
Springfield, IL 62703-5920

and more fully described in Section 1 and Exhibit **A**, together with rights to the use of parking and other areas as set forth herein, to be used for such purposes as determined by GSA.

LEASE TERM

To Have and To Hold the said Premises with its appurtenances for the term beginning upon acceptance of the Premises as required by this Lease and continuing for a period of

20 Years, 15 Years Firm,

subject to termination and renewal rights as may be hereinafter set forth. The commencement date of this Lease, along with any applicable termination and renewal rights, shall be more specifically set forth in a Lease Amendment upon substantial completion and acceptance of the Space by the Government.

In Witness Whereof, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

FOR THE (b) (6) [redacted]

Name: RUSTOM R. KHOURI
Title: PRES. AND CEO, CARNELIE MGMT & DEV CORP., MANAGER OF SPRINGCAR COMPANY, LLC
Entity Name: SPRINGCAR COMPANY, LLC
Date: JUNE 21, 2019

(b) (6) [redacted]

Name: John Boguslawski
Title: Lease Contracting Officer
General Services Administration, Public Buildings Service
Date: July 3, 2019

WITNESSED FOR THE LESSOR BY:
(b) (6) [redacted]

Name: STEVEN M. EDELMAN
Title: AUTHORIZED AGENT
Date: JUNE 21, 2019

The information collection requirements contained in this Solicitation/Contract, that are not required by the regulation, have been approved by the Office of Management and Budget pursuant to the Paperwork Reduction Act and assigned the OMB Control No. 3090-0163.

SECTION 1 THE PREMISES, RENT, AND OTHER TERMS 1
1.01 THE PREMISES (OCT 2016) 1
1.02 EXPRESS APPURTENANT RIGHTS (SEP 2013) 1
1.03 RENT AND OTHER CONSIDERATION (OCT 2017) 1
1.04 INTENTIONALLY DELETED 2
1.05 TERMINATION RIGHTS (OCT 2016) 2
1.06 INTENTIONALLY DELETED 2
1.07 DOCUMENTS INCORPORATED IN THE LEASE (OCT 2017) 2
1.08 TENANT IMPROVEMENT RENTAL ADJUSTMENT (OCT 2016) 2
1.09 INTENTIONALLY DELETED 3
1.10 BUILDING SPECIFIC AMORTIZED CAPITAL (SEP 2012) 3
1.11 BUILDING SPECIFIC AMORTIZED CAPITAL RENTAL ADJUSTMENT (SEP 2013) 3
1.12 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT (OCT 2016) 3
1.13 REAL ESTATE TAX BASE (SEP 2013) 3
1.14 OPERATING COST BASE (OCT 2016) 3
1.15 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (SEP 2013) 3
1.16 HOURLY OVERTIME HVAC RATES (OCT 2016) 3
1.17 24-HOUR HVAC REQUIREMENT (OCT 2016) 3
1.18 BUILDING IMPROVEMENTS (MAR 2016) 4
1.19 INTENTIONALLY DELETED 4
1.20 LESSOR'S DUNS NUMBER (OCT 2017) 4

SECTION 2 GENERAL TERMS, CONDITIONS, AND STANDARDS 5
2.01 DEFINITIONS AND GENERAL TERMS (OCT 2016) 5
2.02 AUTHORIZED REPRESENTATIVES (OCT 2016) 6
2.03 ALTERATIONS REQUESTED BY THE GOVERNMENT (OCT 2016) 6
2.04 WAIVER OF RESTORATION (OCT 2016) 6
2.05 INTENTIONALLY DELETED 6
2.06 CHANGE OF OWNERSHIP (OCT 2017) 6
2.07 REAL ESTATE TAX ADJUSTMENT (JUN 2012) 6
2.08 ADJUSTMENT FOR VACANT PREMISES (OCT 2017) 8
2.09 OPERATING COSTS ADJUSTMENT (JUN 2012) 8
2.10 INTENTIONALLY DELETED 9
2.11 INTENTIONALLY DELETED 9

SECTION 3 CONSTRUCTION STANDARDS AND SHELL COMPONENTS 10
3.01 INTENTIONALLY DELETED 10
3.02 WORK PERFORMANCE (JUN 2012) 10
3.03 ENVIRONMENTALLY PREFERABLE PRODUCT REQUIREMENTS (OCT 2017) 10
3.04 EXISTING FIT-OUT, SALVAGED, OR REUSED BUILDING MATERIAL (JUN 2012) 10
3.05 CONSTRUCTION WASTE MANAGEMENT (OCT 2017) 10
3.06 WOOD PRODUCTS (OCT 2016) 11
3.07 ADHESIVES AND SEALANTS (OCT 2017) 11
3.08 BUILDING SHELL REQUIREMENTS (OCT 2016) 11
3.09 RESPONSIBILITY OF THE LESSOR AND LESSOR'S ARCHITECT/ENGINEER (JUN 2012) 11
3.10 QUALITY AND APPEARANCE OF BUILDING (JUN 2012) 11
3.11 VESTIBULES (APR 2011) 12
3.12 MEANS OF EGRESS (MAY 2015) 12
3.13 AUTOMATIC FIRE SPRINKLER SYSTEM (SEP 2013) 12
3.14 FIRE ALARM SYSTEM (SEP 2013) 12
3.15 ENERGY INDEPENDENCE AND SECURITY ACT (MAR 2016) 13
3.16 ELEVATORS (OCT 2016) 13
3.17 INTENTIONALLY DELETED 14
3.18 FLAGPOLE (SEP 2013) 14
3.19 DEMOLITION (JUN 2012) 14
3.20 ACCESSIBILITY (FEB 2007) 14
3.21 CEILINGS (OCT 2017) 14
3.22 EXTERIOR AND COMMON AREA DOORS AND HARDWARE (SEP 2013) 14
3.23 DOORS: IDENTIFICATION (APR 2011) 15
3.24 WINDOWS (APR 2011) 15
3.25 PARTITIONS: GENERAL (APR 2015) 15
3.26 PARTITIONS: PERMANENT (APR 2015) 15
3.27 INSULATION: THERMAL, ACOUSTIC, AND HVAC (SEP 2013) 15
3.28 WALL FINISHES – SHELL (SEP 2015) 15
3.29 PAINTING – SHELL (OCT 2017) 15
3.30 FLOORS AND FLOOR LOAD (APR 2015) 16
3.31 FLOOR COVERING AND PERIMETERS – SHELL (SEP 2013) 16
3.32 MECHANICAL, ELECTRICAL, PLUMBING: GENERAL (APR 2011) 16
3.33 BUILDING SYSTEMS (APR 2011) 16

3.34 ELECTRICAL (JUN 2012) ... 16
3.35 INTENTIONALLY DELETED ... 16
3.36 PLUMBING (JUN 2012) ... 16
3.37 DRINKING FOUNTAINS (OCT 2016) ... 17
3.38 RESTROOMS (OCT 2016) ... 17
3.39 PLUMBING FIXTURES: WATER CONSERVATION (OCT 2016) ... 17
3.40 JANITOR CLOSETS (SEP 2015) ... 17
3.41 HEATING, VENTILATION, AND AIR CONDITIONING - SHELL (OCT 2016) ... 18
3.42 TELECOMMUNICATIONS: DISTRIBUTION AND EQUIPMENT (SEP 2015) ... 18
3.43 TELECOMMUNICATIONS: LOCAL EXCHANGE ACCESS (JUN 2012) ... 18
3.44 LIGHTING: INTERIOR AND PARKING - SHELL (OCT 2016) ... 19
3.45 ACOUSTICAL REQUIREMENTS (JUN 2012) ... 19
3.46 INTENTIONALLY DELETED ... 19
3.47 INTENTIONALLY DELETED ... 20
3.48 INTENTIONALLY DELETED ... 20
3.49 INTENTIONALLY DELETED ... 20
3.50 INTENTIONALLY DELETED ... 20
3.51 INDOOR AIR QUALITY DURING CONSTRUCTION (OCT 2017) ... 20
3.52 SYSTEMS COMMISSIONING (APR 2011) ... 20
3.53 INTENTIONALLY DELETED ... 20
3.54 INTENTIONALLY DELETED ... 20
3.55 INTENTIONALLY DELETED ... 21

SECTION 4 DESIGN, CONSTRUCTION, AND POST AWARD ACTIVITIES ... 22
4.01 SCHEDULE FOR COMPLETION OF SPACE (OCT 2017) ... 22
4.02 CONSTRUCTION DOCUMENTS (SEP 2012) ... 22
4.03 INTENTIONALLY DELETED ... 22
4.04 BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) PRICE PROPOSAL (SEP 2015) ... 22
4.05 GREEN LEASE SUBMITTALS (OCT 2017) ... 22
4.06 CONSTRUCTION SCHEDULE AND INITIAL CONSTRUCTION MEETING (APR 2011) ... 23
4.07 PROGRESS REPORTS (JUN 2012) ... 23
4.08 CONSTRUCTION INSPECTIONS (SEP 2015) ... 23
4.09 INTENTIONALLY DELETED ... 23
4.10 ACCEPTANCE OF SPACE AND CERTIFICATE OF OCCUPANCY (SEP 2015) ... 23
4.11 INTENTIONALLY DELETED ... 24
4.12 AS-BUILT DRAWINGS (OCT 2017) ... 24
4.13 INTENTIONALLY DELETED ... 24
4.14 INTENTIONALLYL DELETED ... 24
4.15 INTENTIONALLY DELETED ... 24

SECTION 5 TENANT IMPROVEMENT COMPONENTS ... 25
5.01 TENANT IMPROVEMENT REQUIREMENTS (OCT 2016) ... 25
5.02 INTENTIONALLY DELETED ... 25
5.03 FINISH SELECTIONS (SEP 2015) ... 25
5.04 WINDOW COVERINGS (JUN 2012) ... 25
5.05 DOORS: SUITE ENTRY (SEP 2013) ... 25
5.06 DOORS: INTERIOR (SEP 2013) ... 25
5.07 DOORS: HARDWARE (SEP 2013) ... 25
5.08 DOORS: IDENTIFICATION (JUN 2012) ... 26
5.09 PARTITIONS: SUBDIVIDING (SEP 2015) ... 26
5.10 WALL FINISHES (JUN 2012) ... 26
5.11 PAINTING – TI (OCT 2017) ... 26
5.12 FLOOR COVERINGS AND PERIMETERS (OCT 2017) ... 26
5.13 HEATING AND AIR CONDITIONING (JUN 2012) ... 27
5.14 ELECTRICAL: DISTRIBUTION (SEP 2015) ... 27
5.15 TELECOMMUNICATIONS: DISTRIBUTION AND EQUIPMENT (JUN 2012) ... 27
5.16 TELECOMMUNICATIONS: LOCAL EXCHANGE ACCESS (AUG 2008) ... 27
5.17 DATA DISTRIBUTION (JUN 2012) ... 27
5.18 ELECTRICAL, TELEPHONE, DATA FOR SYSTEMS FURNITURE (JUN 2012) ... 27
5.19 LIGHTING: INTERIOR AND PARKING – TI (SEP 2015) ... 28
5.20 AUTOMATIC FIRE SPRINKLER SYSTEM - TI (OCT 2016) ... 28

SECTION 6 UTILITIES, SERVICES, AND OBLIGATIONS DURING THE LEASE TERM ... 29
6.01 PROVISION OF SERVICES, ACCESS, AND NORMAL HOURS (JUN 2012) ... 29
6.02 UTILITIES (APR 2011) ... 29
6.03 INTENTIONALLY DELETED ... 29
6.04 UTILITY CONSUMPTION REPORTING (OCT 2016) ... 29
6.05 HEATING AND AIR CONDITIONING (OCT 2017) ... 29
6.06 OVERTIME HVAC USAGE (JUN 2012) ... 29

6.07 JANITORIAL SERVICES (JUN 2012) 30
6.08 SELECTION OF CLEANING PRODUCTS (OCT 2016) 30
6.09 SELECTION OF PAPER PRODUCTS (APR 2015) 30
6.10 SNOW REMOVAL (APR 2011) 30
6.11 MAINTENANCE AND TESTING OF SYSTEMS (SEP 2013) 31
6.12 MAINTENANCE OF PROVIDED FINISHES (OCT 2016) 31
6.13 ASBESTOS ABATEMENT (APR 2011) 31
6.14 ONSITE LESSOR MANAGEMENT (APR 2011) 31
6.15 IDENTITY VERIFICATION OF PERSONNEL (OCT 2016) 31
6.16 SCHEDULE OF PERIODIC SERVICES (JUN 2012) 32
6.17 LANDSCAPING (OCT 2016) 32
6.18 LANDSCAPE MAINTENANCE (APR 2011) 32
6.19 RECYCLING (JUN 2012) 33
6.20 RANDOLPH-SHEPPARD COMPLIANCE (SEP 2013) 33
6.21 SAFEGUARDING AND DISSEMINATION OF SENSITIVE BUT UNCLASSIFIED (SBU) BUILDING INFORMATION (OCT 2017) ... 33
6.22 INDOOR AIR QUALITY (OCT 2016) 34
6.23 RADON IN AIR (OCT 2016) 34
6.24 INTENTIONALLY DELETED 35
6.25 HAZARDOUS MATERIALS (SEP 2013) 35
6.26 MOLD (OCT 2016) 35
6.27 OCCUPANT EMERGENCY PLANS (SEP 2013) 35
6.28 FLAG DISPLAY (OCT 2016) 35

SECTION 7 ADDITIONAL TERMS AND CONDITIONS 36
7.01 SECURITY REQUIREMENTS (OCT 2016) 36
7.02 DAYTIME CLEANING 36
7.03 COMPLIANCE 36
7.04 HAZARDOUS WASTES 36
7.05 BUILDING SYSTEM MANUALS 36
7.06 CLEARANCES 36
7.07 CONTRACTING OFFICER 36
7.08 RESPONSIBILITY 36
7.09 TERMS AND CONDITIONS 36
7.10 HOURLY OVERTIME SNOW REMOVAL RATES FOR WEEKENDS AND HOLIDAYS 36
7.11 WEEKEND AND HOLIDAY SNOW REMOVAL USAGE (JUN 2012) 36
7.12 MODIFIED LEASE PARAGRAPHS (OCT 2016) 36

SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

1.01 THE PREMISES (OCT 2016)

The Premises are described as follows:

A. Office and Related Space: **71,562** rentable square feet (RSF), yielding **65,481** ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the **1st and 2nd** floor(s) of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A.

B. Common Area Factor: The Common Area Factor (CAF), defined under Section 2 of the Lease, is established as **9.28666331** percent. This factor, rounded to the nearest whole percentage, shall be used for purposes of rental adjustments in accordance with the Payment Clause of the General Clauses.

C. Unless otherwise noted, the Government accepts the Premises and tenant improvements in their existing condition, except where specifications or standards are contained elsewhere in this Lease. These standards include security improvements, Fire Protection and Life Safety requirements, ABAAS compliance, as well as compliance with all local codes and ordinances. Such acceptance by the Government of existing Premises shall not relieve Lessor of continuing obligations for cleaning, janitorial, maintenance, repair, etc. as set forth in the Lease paragraphs and attached General Clauses.

1.02 EXPRESS APPURTENANT RIGHTS (SEP 2013)

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right to post Rules and Regulations Governing Conduct on Federal Property, Title 41, CFR, Part 102-74, Subpart C within such areas. The Government will coordinate with Lessor to ensure signage is consistent with Lessor's standards. Appurtenant to the Premises and included in the Lease are rights to use the following:

A. Parking: **57** parking spaces **and** an additional **159** spaces (for which the Government will not be charged rent) in excess of the total of **57** parking spaces indicated above, for a total of 216 parking spaces, as depicted on the plan attached hereto as Exhibit B, reserved for the exclusive use of the Government, of which **57** shall be structured/inside parking spaces, and **159** shall be surface/outside parking spaces. In addition, the Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property.

B. Antennas, Satellite Dishes, and Related Transmission Devices: (1) Space located on the roof of the Building sufficient in size for the installation and placement of telecommunications equipment, (2) the right to access the roof of the Building, and (3) use of all Building areas (e.g., chases, plenums, etc.) necessary for the use, operation, and maintenance of such telecommunications equipment at all times during the term of this Lease.

1.03 RENT AND OTHER CONSIDERATION (OCT 2017)

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM, YEARS 1-3	FIRM TERM, YEARS 4-15	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
SHELL RENT[1]	(b) (4) [redacted]	(b) (4) [redacted]	[redacted]
OPERATING COSTS[2]	[redacted]	[redacted]	[redacted]
TENANT IMPROVEMENTS RENT[3]	[redacted]	[redacted]	[redacted]
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC)[4]	[redacted]	[redacted]	[redacted]
TOTAL ANNUAL RENT	$3,570,228.18	$3,512,754.23	$3,250,232.00

[1]Shell rent calculation:
(Firm Term, Years 1-3) (b) (4) [redacted] multiplied by the RSF stated under Paragraph 1.01
(Firm Term, Years 4-15) (b) (4) [redacted] multiplied by the RSF stated under Paragraph 1.01
(Non Firm Term) (b) (4) [redacted] multiplied by the RSF stated under Paragraph 1.01
Parking and Real Estate Taxes are included in the shell rent as part of a fully serviced lease.
[2]Operating Costs rent calculation: (b) (4) [redacted] multiplied by the RSF stated under Paragraph 1.01
[3]Tenant Improvements of (b) (4) [redacted] are amortized at a rate o (b) (4) [redacted] nt per annum over 15 years.
[4]Building Specific Amortized Capital (BSAC) of (b) (4) [redacted] are [redacted] at a rate of (b) (4) [redacted] annum over 15 years

B. INTENTIONALLY DELETED

C. INTENTIONALLY DELETED

D. INTENTIONALLY DELETED

E. Rent is subject to adjustment based upon a mutual on-site measurement of the Space upon acceptance, not to exceed **65,481** ABOA SF based upon the methodology outlined under the "Payment" clause of GSA Form 3517

F. Rent is subject to adjustment upon reconciliation from quantities in the Lease to the approved DIDs and post-DID change orders, based on unit prices negotiated and agreed upon prior to Lease award.

G. Rent is subject to adjustment based on the final Building Specific Amortized Capital (BSAC) cost to be amortized in the rental rate, as agreed upon by the parties subsequent to the Lease Award Date.

H. If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.

I. Rent shall be paid to Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the Payee designated by the Lessor in the System for Award Management (SAM). If the payee is different from the Lessor, both payee and Lessor must be registered and active in SAM.

J. Lessor shall provide to the Government, in exchange for the payment of rental and other specified consideration, the following:

1. The leasehold interest in the Property described herein in the paragraph entitled "The Premises."

2. All costs, expenses and fees to perform the work required for acceptance of the Premises in accordance with this Lease, including all costs for labor, materials, and equipment, professional fees, contractor fees, attorney fees, permit fees, inspection fees, and similar such fees, and all related expenses.

3. Performance or satisfaction of all other obligations set forth in this Lease; and all services, utilities, and maintenance required for the proper operation of the Property, the Building, and the Premises in accordance with the terms of the Lease, including, but not limited to, all inspections, modifications, repairs, replacements, and improvements required to be made thereto to meet the requirements of this Lease.

1.04 INTENTIONALLY DELETED

1.05 TERMINATION RIGHTS (OCT 2016)

The Government may terminate this Lease, in whole or in parts, at any time effective after the Firm Term of this Lease, by providing not less than **120** days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

1.06 INTENTIONALLY DELETED

1.07 DOCUMENTS INCORPORATED IN THE LEASE (OCT 2017)

The following documents are attached to and made part of the Lease:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
FLOOR PLAN(S)	2	A
PARKING PLAN(S)	1	B
AGENCY REQUIREMENTS	218	C
TENANT IMPROVEMENTS UNIT PRICE LIST	2	D
SECURITY REQUIREMENTS	13	E
GSA FORM 3517B GENERAL CLAUSES	15	F
REVISION(S) TO LEASE ISSUED UNDER RLP AMENDMENT NUMBER(S) **1-4**	8	G

1.08 TENANT IMPROVEMENT RENTAL ADJUSTMENT (OCT 2016)

A. The Lessor has agreed to total TI pricing of [redacted] based on the Agency's Requirements and design schematic included in Exhibit **C**. This amount is amortized in the rent over the Firm Term of this Lease at an interest rate of [redacted] year.

B. The TI Unit Prices listed in Exhibit **D** will be used to make the adjustment for variances between TI turnkey pricing based on the Agency's Requirements and the approved design intent drawings. The prices quoted will also be used to order alterations during the first year of the Lease. The prices quoted shall be the cost to furnish, install, and maintain each item, unless otherwise specified. These prices may be indexed or renegotiated to apply to subsequent years of the Lease upon mutual agreement of the Lessor and the Government. Final rent calculations will be reconciled and the Lease will be amended after acceptance of the Space.

C. The Government may elect to make lump sum payments for any or all work covered by the TI scope. That part of the TI amortized in the rent shall be reduced accordingly. At any time after occupancy and during the Firm Term of the Lease, the Government, at its sole discretion, may elect to pay lump sum for any part or all of the remaining unpaid amortized balance of the TI. If the Government elects to make a lump sum payment for the TI after occupancy, the payment of the TI by the Government will result in a decrease in the rent according to the amortization rate over the Firm Term of the Lease.

1.09 INTENTIONALLY DELETED

1.10 BUILDING SPECIFIC AMORTIZED CAPITAL (SEP 2012)

For purposes of this Lease, the Building Specific Amortized Capital (BSAC) is (b) (4) [redacted] per ABOA SF. The Lessor will make the total BSAC amount available to the Government, which will use the funds for security related improvements. This amount is amortized in the rent over the Firm Term of this lease at an annual interest rate of (b) (4) [redacted].

1.11 BUILDING SPECIFIC AMORTIZED CAPITAL RENTAL ADJUSTMENT (SEP 2013)

A. The Government, at its sole discretion, shall make all decisions about the use of the Building Specific Amortized Capital (BSAC). The Government may use all or part of the BSAC. The Government may return to the Lessor any unused portion of the BSAC in exchange for a decrease in rent (where applicable) according to the agreed-upon amortization rate over the Firm Term.

B. The Government may elect to make lump-sum payments for any work covered by the BSAC. The part of the BSAC amortized in the rent shall be reduced accordingly. At any time after occupancy and during the Firm Term of the Lease, the Government, at its sole discretion, may elect to pay a lump sum for any part or all of the remaining unpaid amortized balance of the BSAC. If the Government elects to make a lump-sum payment for the BSAC after occupancy, the payment of the BSAC by the Government will result in a decrease in the rent according to the amortization rate over the Firm Term of the Lease.

C. If it is anticipated that the Government will spend more than the BSAC identified above, the Government may elect to:

1. Reduce the security countermeasure requirements;

2. Pay a lump sum for the amount overage upon substantial completion in accordance with the "Acceptance of Space and Certificate of Occupancy" paragraph; or

3. Negotiate an increase in the rent.

1.12 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT (OCT 2016)

As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the "Real Estate Tax Adjustment" paragraph of this Lease is **100** percent. The Percentage of Occupancy is derived by dividing the total Government Space of **71,562** RSF by the total Building space of **71,562** RSF. The tax parcel numbers are **22-10-382-001, 22-10-382-002, 22-10-382-003, 2210-382-025, 22-10-382-026, and 22-10-382-027**

1.13 REAL ESTATE TAX BASE (SEP 2013)

The Real Estate Tax Base, as defined in the "Real Estate Tax Adjustment" paragraph of the Lease is (b) (4) [redacted]. Tax adjustments shall not occur until the tax year following lease commencement has passed.

1.14 OPERATING COST BASE (OCT 2016)

The parties agree, for the purpose of applying the paragraph titled "Operating Costs Adjustment," that the Lessor's base rate for operating costs shall be (b) (4) [redacted]

1.15 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (SEP 2013)

In accordance with the paragraph entitled "Adjustment for Vacant Premises," if the Government fails to occupy or vacates the entire or any portion of the Premises prior to expiration of the term of the Lease, the operating costs paid by the Government as part of the rent shall be reduced by (b) (4) [redacted] per ABOA SF of Space vacated by the Government.

1.16 HOURLY OVERTIME HVAC RATES (OCT 2016)

A. The following rates shall apply in the application of the paragraph titled "Overtime HVAC Usage:"

- (b) (4) [redacted] per hour per zone
- No. of zones (b) (4) [redacted]
- (b) (4) [redacted] per hour for the entire Space.

B. INTENTIONALLY DELETED

1.17 24-HOUR HVAC REQUIREMENT (OCT 2016)

A. **6,244** ABOA SF of the Space shall receive cooling at all times (24 hrs a day, 365 days a year) for purposes of cooling the designated server room. The temperature of this room shall be maintained at a temperate no higher than **78** degrees F and no lower than **68** degrees F, with humidity control not to exceed 60% relative humidity, regardless of outside temperature or seasonal changes.

B. The 24 hour cooling service shall be provided by the Lessor at an annual rate of (b) (4) [redacted] eceiving the 24-hour cooling and is not to be included in the monthly operating costs. Also, the hourly overtime HVAC rate specified under the paragraph "Hourly Overtime HVAC Rates" shall not apply to any portion of the Premises that is required to have 24 hour cooling.

C. The Lessor shall submit monthly invoices, in arrears, for this cost to the LCO or the LCO's designated representative at the address below:

Mark Kessler
SIL/IN Property Management Operations Branch
GSA/PBS Southern Service Center Operations Division
600 E. Monroe, Springfield, IL 62701

D. Notwithstanding the foregoing, Lessor shall provide this service at no additional cost to the Government if the Lessor provides this service to other tenants in the Building at no additional charge.

1.18 BUILDING IMPROVEMENTS (MAR 2016)

Before the Government accepts the Space, the Lessor shall complete the following additional Building improvements:

A. Replace the remaining mulch areas surrounding the building with river rocks.

1.19 INTENTIONALLY DELETED

1.20 LESSOR'S DUNS NUMBER (OCT 2017)

Lessor's Dun & Bradstreet DUNS Number: (b) (4) [redacted]

SECTION 2 GENERAL TERMS, CONDITIONS, AND STANDARDS

2.01 DEFINITIONS AND GENERAL TERMS (OCT 2016)

Unless otherwise specifically noted, all terms and conditions set forth in this Lease shall be interpreted by reference to the following definitions, standards, and formulas:

A. Appurtenant Areas. Appurtenant Areas are defined as those areas and facilities on the Property that are not located within the Premises, but for which rights are expressly granted under this Lease, or for which rights to use are reasonably necessary or reasonably anticipated with respect to the Government's enjoyment of the Premises and express appurtenant rights.

B. Broker. If GSA awarded this Lease using a contract real estate broker, Broker shall refer to GSA's broker.

C. Building. Building(s) situated on the Property in which the Premises are located.

D. Commission Credit. If GSA awarded this Lease using a Broker, and the Broker agreed to forego a percentage of its commission to which it is entitled in connection with the award of this Lease, the amount of this credit is referred to as the "Commission Credit."

E. Common Area Factor. The "Common Area Factor" (CAF) is a conversion factor determined by the Building owner and applied by the owner to the ABOA SF to determine the RSF for the leased Space. The CAF is expressed as a percentage of the difference between the amount of rentable SF and ABOA SF, divided by the ABOA SF. For example 11,500 RSF and 10,000 ABOA SF will have a CAF of 15% [(11,500 RSF-10,000 ABOA SF)/10,000 ABOA SF]. For the purposes of this Lease, the CAF shall be determined in accordance with the applicable ANSI/BOMA standard for the type of space to which the CAF shall apply.

F. Contract. "Contract" shall mean this Lease.

G. Contractor. "Contractor" shall mean Lessor.

H. Days. All references to "day" or "days" in this Lease shall mean calendar days, unless specified otherwise.

I. FAR. All references to the FAR shall be understood to mean the Federal Acquisition Regulation, codified at 48 CFR Chapter 1.

J. Firm Term/Non-Firm Term. The Firm Term is that part of the Lease term that is not subject to termination rights. The Non-Firm Term is that part of the Lease term following the end of the Firm Term.

K. GSAR. All references to the GSAR shall be understood to mean the GSA supplement to the FAR, codified at 48 CFR Chapter 5.

L. Lease Term Commencement Date. The date on which the lease term commences.

M. Lease Award Date. The date the LCO executes the Lease and mails or otherwise furnishes written notification of the executed Lease to the successful Offeror (date on which the parties' obligations under the Lease begin).

N. Premises. The Premises are defined as the total Office Area or other type of Space, together with all associated common areas, described in Section 1 of this Lease, and delineated by plan in the attached exhibit. Parking and other areas to which the Government has rights under this Lease are not included in the Premises.

O. Property. Defined as the land and Buildings in which the Premises are located, including all Appurtenant Areas (e.g., parking areas) to which the Government is granted rights.

P. Rentable Space or Rentable Square Feet (RSF). Rentable Space is the area for which a tenant is charged rent. It is determined by the Building owner and may vary by city or by building within the same city. The Rentable Space may include a share of Building support/common areas such as elevator lobbies, Building corridors, and floor service areas. Floor service areas typically include restrooms, janitor rooms, telephone closets, electrical closets, and mechanical rooms. The Rentable Space does not include vertical building penetrations and their enclosing walls, such as stairs, elevator shafts, and vertical ducts. Rentable Square Feet is calculated using the following formula for each type of Space (e.g., office, warehouse, etc.) included in the Premises: ABOA SF of Space x (1 + CAF) = RSF.

Q. Space. The Space shall refer to that part of the Premises to which the Government has exclusive use, such as Office Area, or other type of Space. Parking areas to which the Government has rights under this Lease are not included in the Space.

R. Office Area. For the purposes of this Lease, Space shall be measured in accordance with the standard (Z65.1-1996) provided by American National Standards Institute/Building Owners and Managers Association (ANSI/BOMA) for Office Area, which means "the area where a tenant normally houses personnel and/or furniture, for which a measurement is to be computed." References to ABOA mean ANSI/BOMA Office Area.

S. Working Days. Working Days shall mean weekdays, excluding Saturdays and Sundays and Federal holidays.

2.02 AUTHORIZED REPRESENTATIVES (OCT 2016)

Signatories to this Lease shall have full authority to bind their respective principals with regard to all matters relating to this Lease. No other persons shall be understood to have any authority to bind their respective principals, except to the extent that such authority may be explicitly delegated by notice to the other party, or to the extent that such authority is transferred by succession of interest. The Government shall have the right to substitute its Lease Contracting Officer (LCO) by notice, without an express delegation by the prior LCO.

2.03 ALTERATIONS REQUESTED BY THE GOVERNMENT (OCT 2016)

A. The Government may request the Lessor to provide alterations during the term of the Lease. Alterations will be ordered by issuance of a Lease Amendment, GSA Form 300, Order for Supplies or Services, or a tenant agency-approved form when specifically authorized to do so by the LCO. The General Services Administration Acquisition Manual ("GSAM") clause, 552.270-31, Prompt Payment, including its invoice requirements, shall apply to orders for alterations. All orders are subject to the terms and conditions of this Lease and may be placed by the LCO or a warranted contracting officer's representative (COR) in GSA or the tenant agency when specifically authorized to do so by the LCO, subject to the threshold limitation below.

B. Orders for alterations issued by an authorized COR are limited to no more than $150,000 (LCOs are not subject to this threshold). This threshold will change according to future adjustments of the simplified acquisition threshold (see FAR 2.101). The LCO will provide the Lessor with a list of tenant agency officials authorized to place orders and will specify any limitations on the authority delegated to tenant agency officials. The tenant agency officials are not authorized to deal with the Lessor on any other matters.

C. Payments for alterations ordered by the tenant agency under the authorization described in sub-paragraph B will be made directly by the tenant agency placing the order.

2.04 WAIVER OF RESTORATION (OCT 2016)

Lessor shall have no right to require the Government to restore the Premises upon termination of the Lease, and waives all claims against the Government for waste, damages, or restoration arising from or related to (a) the Government's normal and customary use of the Premises during the term of the Lease (including any extensions thereof), as well as (b) any initial or subsequent alteration to the Premises regardless of whether such alterations are performed by the Lessor or by the Government. At its sole option, the Government may abandon property in the Space following expiration of the Lease, in which case the property will become the property of the Lessor and the Government will be relieved of any liability in connection therewith.

2.05 INTENTIONALLY DELETED

2.06 CHANGE OF OWNERSHIP (OCT 2017)

A. If during the term of the Lease, title to the Property is transferred, the Lease is assigned, or the Lessor changes its legal name, the Lessor and its successor shall comply with the requirements of FAR Subpart 42.12. If title is transferred, the Lessor shall notify the Government within five days of the transfer of title.

B. The Government and the Lessor may execute a Change of Name Agreement if the Lessor is changing only its legal name, and the Government's and the Lessor's respective rights and obligations remain unaffected. A sample form is found at FAR 42.1205.

C. If title to the Property is transferred, or the Lease is assigned, the Government, the original Lessor (Transferor), and the new owner or assignee (Transferee) shall execute a Novation Agreement providing for the transfer of Transferor's rights and obligations under the Lease to the Transferee. When executed on behalf of the Government, a Novation Agreement will be made part of the Lease via Lease Amendment.

D. In addition to all documents required by FAR 42.1204, the LCO may request additional information (e.g., copy of the deed, bill of sale, certificate of merger, contract, court decree, articles of incorporation, operation agreement, partnership certificate of good standing, etc.) from the Transferor or Transferee to verify the parties' representations regarding the transfer, and to determine whether the transfer of the Lease is in the Government's interest.

E. If the LCO determines that recognizing the Transferee as the Lessor will not be in the Government's interest, the Transferor shall remain fully liable to the Government for the Transferee's performance of obligations under the Lease, notwithstanding the transfer. Under no condition shall the Government be obligated to release the Transferor of obligations prior to (a) the rent commencement date; and (b) any amounts due and owing to the Government under the Lease have been paid in full or completely set off against the rental payments due under the Lease.

F. As a condition for being recognized as the Lessor and entitlement to receiving rent, the Transferee must register in the System for Award Management (SAM) for purposes of "All Awards" (See FAR 52.232-33), and complete all required representations and certifications within SAM.

G. If title to the Property is transferred, or the Lease is assigned, rent shall continue to be paid to the original Lessor, subject to the Government's rights as provided for in this Lease. The Government's obligation to pay rent to the Transferee shall not commence until the Government has received all information reasonably required by the LCO under sub-paragraph D, the Government has determined that recognizing the Transferee as the Lessor is in the Government's interest (which determination will be prompt and not unreasonably withheld), and the Transferee has met all conditions specified in sub-paragraph F. .

2.07 REAL ESTATE TAX ADJUSTMENT (JUN 2012)

A. Purpose: This paragraph provides for adjustment in the rent (tax adjustment) to account for increases or decreases in Real Estate Taxes for the Property after the establishment of the Real Estate Tax Base, as those terms are defined herein. Tax adjustments shall be calculated in accordance with this paragraph.

B. Definitions: The following definitions apply to the use of the terms within this paragraph:

Property is defined as the land and Buildings in which the Premises are located, including all Appurtenant Areas (e.g., parking areas to which the Government is granted rights).

Real Estate Taxes are those taxes that are levied upon the owners of real property by a Taxing Authority (as hereinafter defined) of a state or local Government on an ad valorem basis to raise general revenue for funding the provision of government services. The term excludes, without limitation, special assessments for specific purposes, assessments for business improvement districts, and/or community development assessments.

Taxing Authority is a state, commonwealth, territory, county, city, parish, or political subdivision thereof, authorized by law to levy, assess, and collect Real Estate Taxes.

Tax Year refers to the 12-month period adopted by a Taxing Authority as its fiscal year for assessing Real Estate Taxes on an annual basis.

Tax Abatement is an authorized reduction in the Lessor's liability for Real Estate Taxes below that determined by applying the generally applicable real estate tax rate to the Fully Assessed (as hereinafter defined) valuation of the Property.

Unadjusted Real Estate Taxes are the full amount of Real Estate Taxes that would be assessed for the Property for one full Tax Year without regard to the Lessor's entitlement to any Tax Abatements (except if such Tax Abatement came into effect after the date of award of the Lease), and not including any late charges, interest or penalties. If a Tax Abatement comes into effect after the date of award of the Lease, "unadjusted Real Estate Taxes" are the full amount of Real Estate Taxes assessed for the Property for one full Tax Year, less the amount of such Tax Abatement, and not including any late charges, interest, or penalties.

Real Estate Tax Base is the unadjusted Real Estate Taxes for the first full Tax Year following the commencement of the Lease term. If the Real Estate Taxes for that Tax Year are not based upon a Full Assessment of the Property, then the Real Estate Tax Base shall be the Unadjusted Real Estate Taxes for the Property for the first full Tax Year for which the Real Estate Taxes are based upon a Full Assessment. Such first full Tax Year may be hereinafter referred to as the Tax Base Year. Alternatively, the Real Estate Tax Base may be an amount negotiated by the parties that reflects an agreed upon base for a Fully Assessed value of the Property.

The Property is deemed to be Fully Assessed (and Real Estate Taxes are deemed to be based on a Full Assessment) only when a Taxing Authority has, for the purpose of determining the Lessor's liability for Real Estate Taxes, determined a value for the Property taking into account the value of all improvements contemplated for the Property pursuant to the Lease, and issued to the Lessor a tax bill or other notice of levy wherein the Real Estate Taxes for the full Tax Year are based upon such Full Assessment. At no time prior to the issuance of such a bill or notice shall the Property be deemed Fully Assessed.

Percentage of Occupancy refers to that portion of the Property exclusively occupied or used by the Government pursuant to the Lease. For Buildings, the Percentage of Occupancy is determined by calculating the ratio of the RSF occupied by the Government pursuant to the Lease to the total RSF in the Building or Buildings so occupied, and shall not take into account the Government's ancillary rights including, but not limited to, parking or roof space for antennas (unless facilities for such ancillary rights are separately assessed). This percentage shall be subject to adjustment to take into account increases or decreases for Space leased by the Government or for rentable space on the Property.

C. Adjustment for changes in Real Estate Taxes. After the Property is Fully Assessed, the Government shall pay its share of any increases and shall receive its share of any decreases in the Real Estate Taxes for the Property, such share of increases or decreases to be referred to herein as "tax adjustment." The amount of the tax adjustment shall be determined by multiplying the Government's Percentage of Occupancy by the difference between the current year Unadjusted Real Estate Taxes and the Real Estate Tax Base, less the portion of such difference not paid due to a Tax Abatement (except if a Tax Abatement comes into effect after the date of award of the Lease). If a Tax Abatement comes into effect after the date of award of the Lease, the amount of the tax adjustment shall be determined by multiplying the Government's Percentage of Occupancy by the difference between the current year Unadjusted Real Estate Taxes and the Real Estate Tax Base. The Government shall pay the tax adjustment in a single annual lump sum payment to the Lessor. In the event that this tax adjustment results in a credit owed to the Government, the Government may elect to receive payment in the form of a rental credit or lump sum payment.

If the Property contains more than one separately assessed parcel, then more than one tax adjustment shall be determined based upon the Percentage of Occupancy, Real Estate Tax Base, and Real Estate Taxes for each respective parcel.

After commencement of the Lease term, the Lessor shall provide to the LCO copies of all real estate tax bills for the Property, all documentation of Tax Abatements, credits, or refunds, if any, and all notices which may affect the assessed valuation of the Property, for the Tax Year prior to the commencement of the Lease Term, and all such documentation for every year following. Lessor acknowledges that the LCO shall rely on the completeness and accuracy of these submissions in order to establish the Real Estate Tax Base and to determine tax adjustments. The LCO may memorialize the establishment of the Real Estate Tax Base by issuing a unilateral administrative lease amendment indicating the base year, the amount of the Real Estate Tax Base, and the Government's Percentage of Occupancy.

The Real Estate Tax Base is subject to adjustment when increases or decreases to Real Estate Taxes in any Tax Year are attributable to (a) improvements or renovations to the Property not required by this Lease, or (b) changes in net operating income for the Property not derived from this Lease. If either condition results in a change to the Real Estate Taxes, the LCO may re-establish the Real Estate Tax Base as the Unadjusted Real Estate Taxes for the Tax Year the Property is reassessed under such condition, less the amount by which the Unadjusted Real Estate Taxes for the Tax Year prior to reassessment exceeds the prior Real Estate Tax Base.

If this Lease includes any options to renew the term of the Lease, or be otherwise extended, the Real Estate Tax Base for determining tax adjustments during the renewal term or extension shall be the last Real Estate Tax Base established during the base term of the Lease.

If any Real Estate Taxes for the Property are retroactively reduced by a Taxing Authority during the term of the Lease, the Government shall be entitled to a proportional share of any tax refunds to which the Lessor is entitled, calculated in accordance with this Paragraph. Lessor acknowledges that it has an affirmative duty to disclose to the Government any decreases in the Real Estate Taxes paid for the Property during the term of the Lease. Lessor shall annually provide to the LCO all relevant tax records for determining whether a tax adjustment is due, irrespective of whether it seeks an adjustment in any Tax Year.

If the Lease terminates before the end of a Tax Year, or if rent has been suspended, payment for the real estate tax increase due because of this section for the Tax Year will be prorated based on the number of days that the Lease and the rent were in effect. Any credit due the Government after the expiration or earlier termination of the Lease shall be made by a lump sum payment to the Government or as a rental credit to any succeeding Lease, as determined in the LCO's sole discretion. Lessor shall remit any lump sum payment to the Government within 15 calendar days of payment or credit by the Taxing Authority to Lessor or Lessor's designee. If the credit due to the Government is not paid by the due date, interest shall accrue on the late payment at the rate established by the Secretary of the Treasury under Section 12 of the Contract Disputes Act of 1978, as amended (41 USC § 611), that is in effect on the day after the due date. The interest penalty shall accrue daily on the amount of the credit and shall be compounded in 30-day increments inclusive from the first day after the due date through the payment date. The Government shall have the right to pursue the outstanding balance of any tax credit using all such collection methods as are available to the United States to collect debts. Such collection rights shall survive the expiration of this Lease.

In order to obtain a tax adjustment, the Lessor shall furnish the LCO with copies of all paid tax receipts, or other similar evidence of payment acceptable to the LCO, and a proper invoice (as described in GSA Form 3517, General Clauses, 552.270-31, Prompt Payment) for the requested tax adjustment, including the calculation thereof. All such documents must be received by the LCO within 60 calendar days after the last date the real estate tax payment is due from the Lessor to the Taxing Authority without payment of penalty or interest. FAILURE TO SUBMIT THE PROPER INVOICE AND EVIDENCE OF PAYMENT WITHIN SUCH TIME FRAME SHALL CONSTITUTE A WAIVER OF THE LESSOR'S RIGHT TO RECEIVE A TAX ADJUSTMENT PURSUANT TO THIS PARAGRAPH FOR THE TAX YEAR AFFECTED.

Tax Appeals. If the Government occupies more than 50 percent of the Building by virtue of this and any other Government Lease(s), the Government may, upon reasonable notice, direct the Lessor to initiate a tax appeal, or the Government may elect to contest the assessed valuation on its own behalf or jointly on behalf of Government and the Lessor. If the Government elects to contest the assessed valuation on its own behalf or on behalf of the Government and the Lessor, the Lessor shall cooperate fully with this effort, including, without limitation, furnishing to the Government information necessary to contest the assessed valuation in accordance with the filing requirements of the Taxing Authority, executing documents, providing documentary and testimonial evidence, and verifying the accuracy and completeness of records. If the Lessor initiates an appeal at the direction of the Government, the Government shall have the right to approve the selection of counsel who shall represent the Lessor with regard to such appeal, which approval shall not be unreasonably withheld, conditioned or delayed, and the Lessor shall be entitled to a credit in the amount of its reasonable expenses in pursuing the appeal.

2.08 ADJUSTMENT FOR VACANT PREMISES (OCT 2017)

A. If the Government fails to occupy any portion of the leased Premises or vacates the Premises in whole or in part prior to expiration of the term of the Lease, the rental rate and the base for operating cost adjustments will be reduced using the figure specified in the "Rate for Adjustment for Vacant Leased Premises" paragraph of this Lease.

B. If no rate reduction has been established in this Lease, the rate will be reduced by that portion of the costs per ABOA SF of operating expenses not required to maintain the Space.

C. Said reduction shall occur after the Government gives 30 calendar days' prior notice to the Lessor and shall continue in effect until the Government occupies the vacant Premises or the Lease expires or is terminated.

2.09 OPERATING COSTS ADJUSTMENT (JUN 2012)

A. Beginning with the second year of the Lease and each year thereafter, the Government shall pay annual incremental adjusted rent for changes in costs for cleaning services, supplies, materials, maintenance, trash removal, landscaping, water, sewer charges, heating, electricity, and certain administrative expenses attributable to occupancy.

B. The amount of adjustment will be determined by multiplying the base rate by the annual percent of change in the Cost of Living Index. The percent change will be computed by comparing the index figure published for the month prior to the Lease Term Commencement Date with the index figure published for the month prior which begins each successive 12-month period. For example, a Lease which commences in June of 2005 would use the index published for May of 2005, and that figure would be compared with the index published for May of 2006, May of 2007, and so on, to determine the percent change. The Cost of Living Index will be measured by the Department of Labor revised Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W), U.S. city average, all items, (1982 to 1984 = 100) published by the Bureau of Labor Statistics. Payment will be made with the monthly installment of fixed rent. Rental adjustments will be effective on the anniversary date of the Lease; however, payment of the adjusted rental rate will become due on the first workday of the second month following the publication of the Cost of Living Index for the month prior to the commencement of each 12-month period.

C. In the event of any decreases in the Cost of Living Index occurring during the term of the occupancy under the Lease, the rental amount will be reduced accordingly. The amount of such reductions will be determined in the same manner as increases in rent provided under this paragraph.

D. If the Government exercises an option to extend the Lease term at the same rate as that of the original term, the option price will be based on the adjustment during the original term. Annual adjustments will continue.

2.10 INTENTIONALLY DELETED

2.11 INTENTIONALLY DELETED

SECTION 3 CONSTRUCTION STANDARDS AND SHELL COMPONENTS

3.01 INTENTIONALLY DELETED

3.02 WORK PERFORMANCE (JUN 2012)

All work in performance of this Lease shall be done by skilled workers or mechanics and shall be acceptable to the LCO. The LCO may reject the Lessor's workers 1) if such are unlicensed, unskilled, or otherwise incompetent, or 2) if such have demonstrated a history of either untimely or otherwise unacceptable performance in connection with work carried out in conjunction with either this contract or other government or private contracts.

3.03 ENVIRONMENTALLY PREFERABLE PRODUCT REQUIREMENTS (OCT 2017)

A. The Lessor must provide environmentally preferable products as detailed throughout individual paragraphs of this Lease.

B. When individual paragraphs of this Lease do not contain specific requirements for environmentally preferable products, the Lessor must provide products meeting at least one of the environmentally preferable criteria as outlined under the Green Procurement Compilation at WWW.SFTOOL.GOV/GREENPROCUREMENT to determine whether any of these criteria are applicable for a product category.

C. The Lessor, if unable to comply with the environmentally preferable products requirements above, must submit a waiver request for each material within the TI pricing submittal. The waiver request shall be based on the following exceptions:

1. Product cannot be acquired competitively within a reasonable performance schedule.
2. Product cannot be acquired that meets reasonable performance requirements.
3. Product cannot be acquired at a reasonable price.
4. An exception is provided by statute.

The price shall be deemed unreasonable when the total life cycle costs are significantly higher for the sustainable product versus the non-sustainable product. Life cycle costs are determined by combining the initial costs of a product with any additional costs or revenues generated from that product during its entire life.

3.04 EXISTING FIT-OUT, SALVAGED, OR REUSED BUILDING MATERIAL (JUN 2012)

A. Items and materials existing in the Premises, or to be removed from the Premises during the demolition phase, are eligible for reuse in the construction phase of the project. The reuse of items and materials is preferable to recycling them; however, items considered for reuse shall be in refurbished condition and shall meet the quality standards set forth by the Government in this Lease. In the absence of definitive quality standards, the Lessor is responsible to confirm that the quality of the item(s) in question shall meet or exceed accepted industry or trade standards for first quality commercial grade applications.

B. The Lessor shall submit a reuse plan to the LCO. The Government will not pay for existing fixtures and other TIs accepted in place. However, the Government will reimburse the Lessor, as part of the TIA, the costs to repair or improve such fixtures or improvements identified on the reuse plan and approved by the LCO.

3.05 CONSTRUCTION WASTE MANAGEMENT (OCT 2017)

A. Recycling construction waste is mandatory for initial space alterations for TIs and subsequent alterations under the Lease.

B. SUBMITTAL REQUIREMENT: Prior to construction commencement, a proposed plan following industry standards to recycle construction waste. The construction waste management plan shall quantify material diversion goals and maximize the materials to be recycled and/or salvaged (at least 50 percent) from construction, demolition, and packaging debris. Where the small quantity of material, the extraordinarily complex nature of the waste disposal method, or prohibitive expense for recycling would represent a genuine hardship, the Government, upon written request of the Lessor and approval of the LCO, may permit alternative means of disposal.

C. The Lessor shall recycle the following items during both the demolition and construction phases of the project, subject to economic evaluation and feasibility: Ceiling grid and tile, light fixtures, including proper disposal of any transformers, ballasts, and fluorescent light bulbs, duct work and HVAC equipment, wiring and electrical equipment, aluminum and/or steel doors and frames, hardware, drywall, steel studs, carpet, carpet backing, and carpet padding, wood, insulation, cardboard packaging, pallets, windows and glazing materials, all miscellaneous metals (as in steel support frames for filing equipment), and all other finish and construction materials.

D. If any waste materials encountered during the demolition or construction phase are found to contain lead, asbestos, polychlorinated biphenyls (PCBs) (such as fluorescent lamp ballasts), or other harmful substances, they shall be handled and removed in accordance with Federal and state laws and requirements concerning hazardous waste.

E. In addition to providing "one time" removal and recycling of large scale demolition items such as carpeting or drywall, the Lessor shall provide continuous facilities for the recycling of incidental construction waste during the initial construction.

F. Construction materials recycling records shall be maintained by the Lessor and shall be accessible to the LCO. Records shall include materials recycled or land-filled, quantity, date, and identification of hazardous wastes.

3.06 WOOD PRODUCTS (OCT 2016)

A. For all new installations of wood products, the Lessor is encouraged to use independently certified forest products. For information on certification and certified wood products, refer to the Forest Stewardship Council United States (HTTPS://US.FSC.ORG/EN-US), or the Sustainable Forestry Initiative (HTTP://WWW.SFIPROGRAM.ORG/).

B. New installations of wood products used under this contract shall not contain wood from endangered wood species, as listed by the Convention on International Trade in Endangered Species. The list of species can be found at HTTP://WWW.WOOD-DATABASE.COM/WOOD-ARTICLES/RESTRICTED-AND-ENDANGERED-WOOD-SPECIES/ or HTTPS://WWW.FWS.GOV/INTERNATIONAL/PLANTS/CURRENT-CITES-LISTINGS-OF-TREE-SPECIES.HTML.

C. Particle board, strawboard, and plywood materials shall comply with Department of Housing and Urban Development (HUD) standards for formaldehyde emission controls. Plywood materials shall not emit formaldehyde in excess of 0.2 parts per million (ppm), and particleboard materials shall not emit formaldehyde in excess of 0.3 ppm.

D. All materials comprised of combustible substances, such as wood plywood and wood boards, shall be treated with fire retardant chemicals by a pressure impregnation process or other methods that treats the materials throughout as opposed to surface treatment.

3.07 ADHESIVES AND SEALANTS (OCT 2017)

All adhesives employed on this project (including, but not limited to, adhesives for carpet, carpet tile, plastic laminate, wall coverings, adhesives for wood, or sealants) shall meet at least one of the environmentally preferable criteria as outlined under the Green Procurement Compilation at HTTPS://SFTOOL.GOV/GREENPROCUREMENT, as well as the requirements of the manufacturer of the products adhered or involved. The Lessor shall use adhesives and sealants with no formaldehyde or heavy metals. Adhesives and other materials used for the installation of carpets shall be limited to those having a flash point of 140 degrees F or higher.

3.08 BUILDING SHELL REQUIREMENTS (OCT 2016)

A. The Building Shell shall be designed, constructed, and maintained in accordance with the standards set forth herein and completed prior to acceptance of Space. For pricing, fulfillment of all requirements not specifically designated as TIs, Building Specific Amortized Capital, Operating Costs, or other rent components as indicated shall be deemed included in the Shell Rent.

B. Base structure and Building enclosure components shall be complete. All common areas accessible by the Government, such as lobbies, fire egress corridors and stairwells, elevators, garages, and service areas, shall be complete. Restrooms shall be complete and operational. All newly installed Building shell components, including but not limited to, heating, ventilation, and air conditioning (HVAC), electrical, ceilings, sprinklers, etc., shall be furnished, installed, and coordinated with TIs. Circulation corridors are provided as part of the base Building only on multi-tenanted floors where the corridor is common to more than one tenant. On single tenant floors, only the fire egress corridor(s) necessary to meet code is provided as part of the shell.

C. The Building Shell rental rate shall also include, but is not limited to, costs included listed under Section II of GSA Form 1217, Lessor's Annual Cost Statement, including insurance, taxes, lease commission and management, in addition to profit, reserve costs and loan financing for the Building.

3.09 RESPONSIBILITY OF THE LESSOR AND LESSOR'S ARCHITECT/ENGINEER (JUN 2012)

A. The Lessor shall be responsible for the professional quality, technical accuracy, and the coordination of all designs, drawings, specifications, and other services furnished by the Lessor under this contract. The Lessor shall, without additional compensation, correct or revise any errors or deficiencies in its designs, drawings, specifications, or other services.

B. THE LESSOR REMAINS SOLELY RESPONSIBLE FOR DESIGNING, CONSTRUCTING, OPERATING, AND MAINTAINING THE LEASED PREMISES IN FULL ACCORDANCE WITH THE REQUIREMENTS OF THE LEASE. The Government retains the right to review and approve many aspects of the Lessor's design, including without limitation, review of the Lessor's design and construction drawings, shop drawings, product data, finish samples, and completed base building and TI construction. Such review and approval is intended to identify potential design flaws, to minimize costly misdirection of effort, and to assist the Lessor in its effort to monitor whether such design and construction comply with applicable laws and satisfy all Lease requirements.

C. Neither the Government's review, approval or acceptance of, nor payment through rent of the services required under this contract, shall be construed to operate as a waiver of any rights under this contract or of any cause of action arising out of the performance of this contract, and the Lessor shall be and remain liable to the Government in accordance with applicable law for all damages to the Government caused by the Lessor's negligent performance of any of the services required under this Lease.

D. Design and construction and performance information is contained throughout several of the documents which comprise this Lease. The Lessor shall provide to space planners, architects, engineers, construction contractors, etc., all information required whether it is found in this Lease, special requirements and attachments, price lists, or design intent drawings. Reliance upon one of these documents to the exclusion of any other may result in an incomplete understanding of the scope of the work to be performed and/or services to be provided.

3.10 QUALITY AND APPEARANCE OF BUILDING (JUN 2012)

The Building in which the Premises are located shall be designed, built and maintained in good condition and in accordance with the Lease requirements. If not new or recent construction, the Building shall have undergone by occupancy, modernization, or adaptive reuse for office space with modern conveniences. The Building shall be compatible with its surroundings. Overall, the Building shall project a professional and aesthetically pleasing appearance including an attractive front and entrance way.

3.11 VESTIBULES (APR 2011)

A. Vestibules shall be provided at public entrances and exits wherever weather conditions and heat loss are important factors for consideration. In the event of negative air pressure conditions, provisions shall be made for equalizing air pressure.

B. The Lessor shall provide permanent entryway systems (such as grilles or grates) to control dirt and particulates from entering the Building at all primary exterior entryways.

3.12 MEANS OF EGRESS (MAY 2015)

A. Prior to occupancy, the Premises and any parking garage areas shall meet or will be upgraded to meet, either the applicable egress requirements in the National Fire Protection Association, Life Safety Code (NFPA 101), or the International Code Council, International Building Code (IBC), each current as of the Lease Award Date, or use an alternative approach or method that achieves an equivalent level of safety deemed acceptable by the Government.

B. The Space shall have unrestricted access to a minimum of two remote exits on each floor of Government occupancy.

C. Interlocking or scissor stairs located on the floor(s) where Space is located shall only count as one exit stair.

D. A fire escape located on the floor(s) where Space is located shall not be counted as an approved exit stair.

E. Doors shall not be locked in the direction of egress unless equipped with special locking hardware in accordance with requirements of NFPA 101 or the IBC.

3.13 AUTOMATIC FIRE SPRINKLER SYSTEM (SEP 2013)

A. Any portion of the Space located below-grade, including parking garage areas, and all areas in a Building referred to as "hazardous areas" (defined in National Fire Protection Association (NFPA) 101) that are located within the entire Building (including non-Government areas) shall be protected by an automatic fire sprinkler system or an equivalent level of safety.

B. For Buildings in which any portion of the Space is on or above the sixth floor, then, at a minimum, the Building up to and including the highest floor of Government occupancy shall be protected by an automatic fire sprinkler system or an equivalent level of safety.

C. For Buildings in which any portion of the Space is on or above the sixth floor, and lease of the Space will result, either individually or in combination with other Government Leases in the Building, in the Government leasing 35,000 or more ANSI/BOMA Office Area SF of Space in the Building, then the entire Building shall be protected throughout by an automatic fire sprinkler system or an equivalent level of safety.

D. Automatic fire sprinkler system(s) shall be installed in accordance with the requirements of NFPA 13, Standard for the Installation of Sprinkler Systems that was in effect on the actual date of installation.

E. Automatic fire sprinkler system(s) shall be maintained in accordance with the requirements of NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-based Fire Protection Systems (current as of the Lease Award Date).

F. "Equivalent level of safety" means an alternative design or system (which may include automatic fire sprinkler systems), based upon fire protection engineering analysis, which achieves a level of safety equal to or greater than that provided by automatic fire sprinkler systems.

3.14 FIRE ALARM SYSTEM (SEP 2013)

A. A Building-wide fire alarm system shall be installed in the entire Building in which any portion of the Space is located on the 3rd floor or higher.

B. The fire alarm system shall be installed in accordance with the requirements of NFPA 72, National Fire Alarm and Signaling Code, that was in effect on the actual date of installation.

C. The fire alarm system shall be maintained in accordance with the requirements of NFPA 72, National Fire Alarm and Signaling Code (current as of the Lease Award Date).

D. The fire alarm system shall transmit all fire alarm signals to the local fire department via any of the following means: directly to the local fire department, to the (911) public communications center, to a central station, to a remote supervising station, or to a proprietary supervising station.

E. If the Building's fire alarm control unit is over 25 years old as of the date of award of this Lease, Lessor shall install a new fire alarm system in accordance with the requirements of NFPA 72, National Fire Alarm and Signaling Code (current as of the Lease Award Date), prior to Government acceptance and occupancy of the Space.

3.15 ENERGY INDEPENDENCE AND SECURITY ACT (MAR 2016)

A. Energy-related Requirements:

1. The Energy Independence and Security Act (EISA) establishes the following requirements for Government Leases in Buildings that have not earned the ENERGY STAR® Label conferred by the Environmental Protection Agency (EPA) within one year prior to the due date for final proposal revisions ("most recent year").

2. If this Lease was awarded under any of EISA's Section 435 statutory exceptions, the Lessor shall either:

a. Earn the ENERGY STAR® Label prior to acceptance of the Space (or not later than one year after the Lease Award Date of a succeeding or superseding Lease); or

b. (i) Complete energy efficiency and conservation improvements if any, agreed to by Lessor in lieu of earning the ENERGY STAR® Label prior to acceptance of the Space (or not later than one year after the Lease Award Date of a succeeding or superseding Lease); and

(ii) Obtain and publicly disclose the Building's current ENERGY STAR® score (using EPA's Portfolio Manager tool), unless the Lessor cannot access whole building utility consumption data, or there is no building category within Portfolio Manager to benchmark against, including spaces—

I. That are located in States with privacy laws that provide that utilities shall not provide such aggregated information to multitenant building owners; and

II. For which tenants do not provide energy consumption information to the commercial building owner in response to a request from the building owner. (A Federal agency that is a tenant of the space shall provide to the building owner, or authorize the owner to obtain from the utility, the energy consumption information of the space for the benchmarking and disclosure required by this subparagraph D).

III. That cannot be benchmarked (scored) using EPA's Portfolio Manager tool because of excessive vacancy; in which case Lessor agrees to obtain the score and publicly disclose it within 120 days of the eligibility to obtain a score using the EPA Portfolio Manager tool.

Note: "public disclosure" means posting the Energy Star® score on state or local websites in those areas that have applicable disclosure mandates, and reporting the score to the Government via Portfolio Manager. In the absence of an applicable state or local disclosure mandate, Lessor shall either generate and display the Energy Star® score in a public space at the building location or post the score on Lessor's or Lessor's Parent/Affiliate website.

3. If this Lease was awarded to a Building to be built or to a Building predominantly vacant as of the due date for final proposal revisions and was unable to earn the ENERGY STAR® label for the most recent year (as defined above) due to insufficient occupancy, but was able to demonstrate sufficient evidence of capability to earn the ENERGY STAR® label, then Lessor must earn the ENERGY STAR® label within 18 months after occupancy by the Government.

4. The Lessor is encouraged to purchase at least 50 percent of the Government tenant's electricity from renewable sources.

B. Hydrology-related Requirements:

1. Per EISA Section 438, the sponsor of any development or redevelopment project involving a Federal facility with a footprint that exceeds 5,000 square feet shall use site planning, design, construction, and maintenance strategies for the property to maintain or restore, to the maximum extent technically feasible, the predevelopment hydrology of the Property with regard to the temperature, rate, volume, and duration of flow. If the Lessor proposes to satisfy the Government's space requirements through a development or redevelopment project, and the Government will be the sole or predominant tenant such that any other use of the Property will be functionally or quantitatively incidental to the Government's use, the Lessor is required to implement hydrology maintenance and restoration requirements as required by EISA Section 438.

a. For the purposes of applying EISA Section 438 in this lease, "sponsor" shall mean "Lessor", and "exceeds 5,000 square feet" shall mean construction that disturbs 5,000 square feet or more of land area at the Property or on adjoining property to accommodate the Government's requirements, or at the Property for whatever reason. Information regarding implementation of the hydrology maintenance and restoration requirements can be found at: http://www.epa.gov/greeningepa/technical-guidance-implementing-stormwater-runoff-requirements-federal-projects

b. Lessor is required to implement these hydrology maintenance and restoration requirements to the maximum extent technically feasible, prior to acceptance of the Space, (or not later than one year after the Lease Award Date or Lease Term Commencement Date, whichever is later, of a succeeding or superseding Lease). Additionally, this Lease requires EISA Section 438 storm water compliance not later than one year from the date of any applicable disturbance (as defined in EISA Section 438) of more than 5,000 square feet of ground area if such disturbance occurs during the term of the Lease if the Government is the sole or predominant tenant. In the event the Lessor is required to comply with EISA Section 438, Lessor shall furnish the Government, prior to the filing for permits for the associated work, with a certification from Lessor's engineer that the design meets the hydrology maintenance and restoration requirements of EISA Section 438.

3.16 ELEVATORS (OCT 2016)

A. The Lessor shall provide suitable passenger elevator and, when required by the Government, freight elevator service to any of the Premises not having ground level access. Service shall be available during the normal hours of operation specified in the in this Lease. However, one passenger elevator and, when required by the Government, one freight elevator shall be available at all times for Government use. When a freight elevator is required by the Government, it shall be accessible to the loading areas. When possible, the Government shall be given 24-hour advance

notice if the service is to be interrupted for more than 1-1/2 hours. Normal service interruption shall be scheduled outside of the Government's normal working hours. The Lessor shall also use best efforts to minimize the frequency and duration of unscheduled interruptions.

B. Code: Elevators shall conform to the current requirements of the American Society of Mechanical Engineers ASME A17.1/CSA B44, Safety Code for Elevators and Escalators (current as of the Lease Award Date). Elevators shall be provided with Phase I emergency recall operation and Phase II emergency in-car operation in accordance with ASME A17.1/CSA B44. Fire alarm initiating devices (e.g., smoke detectors) used to initiate Phase I emergency recall operation shall be installed in accordance with the requirements of NFPA 72, National Fire Alarm and Signaling Code. The elevators shall be inspected and maintained in accordance with the current edition of the ASME A17.2, Inspector's Manual for Elevators. Except for the reference to ASME A17.1 in ABAAS, Section F105.2.2, all elevators must meet ABAAS requirements for accessibility in Sections 407, 408, and 409 of ABAAS.

C. Safety Systems: Elevators shall be equipped with telephones or other two-way emergency communication systems. The system used shall be marked and shall reach an emergency communication location staffed 24 hours per day, 7 days per week.

D. Speed: The passenger elevators shall have a capacity to transport in 5 minutes 15 percent of the normal population of all upper floors (based on 150 SF per person). Further, the dispatch interval between elevators during the up-peak demand period shall not exceed 35 seconds.

E. Interior Finishes: Elevator cab walls shall be hardwood, marble, granite, or an equivalent pre-approved by the LCO. Elevator cab floors shall be marble, granite, terrazzo, or an equivalent pre-approved by the LCO.

3.17 INTENTIONALLY DELETED

3.18 FLAGPOLE (SEP 2013)

If the Government is the sole occupant of the Building, a flagpole shall be provided at a location to be approved by the LCO. The flag of the United States of America will be provided by the Lessor, as part of shell rent, and replaced at all times during the Lease term when showing signs of wear.

3.19 DEMOLITION (JUN 2012)

The Lessor shall remove existing abandoned electric, telephone, and data cabling and devices, as well as any other improvements or fixtures in place to accommodate the Government's requirements. Any demolition of existing improvements that is necessary to satisfy the Government's layout shall be done at the Lessor's expense.

3.20 ACCESSIBILITY (FEB 2007)

The Building, leased Space, and areas serving the leased Space shall be accessible to persons with disabilities in accordance with the Architectural Barriers Act Accessibility Standard (ABAAS), Appendices C and D to 36 CFR Part 1191 (ABA Chapters 1 and 2, and Chapters 3 through 10). To the extent the standard referenced in the preceding sentence conflicts with local accessibility requirements, the more stringent shall apply.

3.21 CEILINGS (OCT 2017)

A complete acoustical ceiling system (which includes grid and lay-in tiles or other Building standard ceiling system as approved by the LCO) throughout the Space and Premises shall be required. The acoustical ceiling system shall be furnished, installed, and coordinated with TIs.

A. Ceilings shall be at a minimum 9 feet and 0 inches and no more than 12 feet and 0 inches measured from floor to the lowest obstruction. Areas with raised flooring shall maintain these ceiling-height limitations above the finished raised flooring. Bulkheads and hanging or surface mounted light fixtures which impede traffic ways shall be avoided. Ceilings shall be uniform in color and appearance throughout the Space, with no obvious damage to tiles or grid.

B. Prior to closing the ceiling, the Lessor shall coordinate with the Government for the installation of any items above the ceiling.

C. Should the ceiling be installed in the Space prior to construction of the TIs, then the Lessor shall be responsible for all costs in regard to the disassembly, storage during construction, and subsequent re-assembly of any of the ceiling components which may be required to complete the TIs. The Lessor shall also bear the risk for any damage to the ceiling or any components thereof during the construction of the TIs.

D. Ceilings shall be a flat plane in each room and shall be suspended and finished as follows unless an alternate equivalent is pre-approved by the LCO:

1. Restrooms. Plastered or spackled and taped gypsum board.

2. Offices and conference rooms. Mineral and acoustical tile or lay in panels with textured or patterned surface and regular edges or an equivalent pre-approved by the LCO. Newly installed tiles or panels shall meet at least one of the environmentally preferable criteria as outlined under the Green Procurement Compilation at HTTPS://SFTOOL.GOV/GREENPROCUREMENT.

3. Corridors and eating/galley areas. Plastered or spackled and taped gypsum board or mineral acoustical tile.

E. INTENTIONALLY DELETED

3.22 EXTERIOR AND COMMON AREA DOORS AND HARDWARE (SEP 2013)

A. Exterior Building doors and doors necessary to the lobbies, common areas, and core areas shall be required. This does not include suite entry or interior doors specific to TIs.

B. Exterior doors shall be weather tight and shall open outward. Hinges, pivots, and pins shall be installed in a manner which prevents removal when the door is closed and locked. These doors shall have a minimum clear opening of 32" clear wide x 80" high (per leaf). Doors shall be heavy duty, flush, (1) hollow steel construction, (2) solid core wood, or (3) insulated tempered glass. As a minimum requirement, hollow steel doors shall be fully insulated, flush, #16-gauge hollow steel. Solid-core wood doors and hollow steel doors shall be at least 1-3/4 inches thick. Door assemblies shall be of durable finish and shall have an aesthetically pleasing appearance acceptable to the LCO. The opening dimensions and operations shall conform to the governing building, fire safety, accessibility, and energy codes and/or requirements. Fire door assemblies shall be listed and labeled. Labels on fire door assemblies shall be maintained in a legible condition. Fire door assemblies and their accompanying hardware, including frames and closing devices shall be installed in accordance with the requirements of NFPA 80, Standard for Fire Doors and Other Opening Protectives.

C. Exterior doors and all common area doors shall have door handles or door pulls with heavyweight hinges. All doors shall have corresponding doorstops (wall or floor mounted) and silencers. All public use doors and restroom doors shall be equipped with kick plates. All doors shall have automatic door closers. All Building exterior doors shall have locking devices installed to reasonably deter unauthorized entry.

3.23 DOORS: IDENTIFICATION (APR 2011)

All signage required in common areas unrelated to tenant identification shall be provided and installed by the Lessor.

3.24 WINDOWS (APR 2011)

A. Office Space shall have windows in each exterior bay unless waived by the LCO.

B. All windows shall be weather tight. Operable windows that open shall be equipped with locks. Off-street, ground-level windows and those accessible from fire escapes, adjacent roofs, and other structures that can be opened must be fitted with a sturdy locking device. Windows accessible from fire escapes must be readily operable from the inside of the Building.

3.25 PARTITIONS: GENERAL (APR 2015)

Partitions in public areas shall be marble, granite, hardwood, or drywall covered with durable wall covering or high performance coating, or equivalent pre-approved by the LCO. Newly installed gypsum board material must be Greenguard Gold Certified or have 0 grams per liter of VOCs.

3.26 PARTITIONS: PERMANENT (APR 2015)

Permanent partitions shall extend from the structural floor slab to the structural ceiling slab. They shall be provided by the Lessor as part of shell rent as necessary to surround the Space, stairs, corridors, elevator shafts, restrooms, all columns, and janitor closets. They shall have a flame spread rating of 25 or less and a smoke development rating of 450 or less (ASTM E-84). Stairs, elevators, and other floor openings shall be enclosed by partitions and shall have the fire resistance required by the applicable building code, fire code and ordinances adopted by the jurisdiction in which the Building is located (such as the International Building Code, etc.) current as of the Lease Award Date. Newly installed gypsum board material must be Greenguard Gold Certified or have 0 grams per liter of VOCs.

3.27 INSULATION: THERMAL, ACOUSTIC, AND HVAC (SEP 2013)

A. All insulation products shall contain recovered materials as required by EPA's CPG and related recycled content recommendations.

B. No insulation installed with this project shall be material manufactured using chlorofluorocarbons (CFCs), nor shall CFCs be used in the installation of the product.

C. All insulation containing fibrous materials exposed to air flow shall be rated for that exposure or shall be encapsulated.

D. Insulating properties for all materials shall meet or exceed applicable industry standards. Polystyrene products shall meet American Society for Testing and Materials (ASTM) C578 91.

E. All insulation shall be low emitting with not greater than .05 ppm formaldehyde emissions.

F. The maximum flame spread and smoke developed index for insulation shall meet the requirements of the applicable local codes and ordinances (current as of the Lease Award Date) adopted by the jurisdiction in which the Building is located.

3.28 WALL FINISHES – SHELL (SEP 2015)

A. All restrooms within the Building common areas of Government-occupied floors shall have 1) ceramic tile, recycled glass tile, or comparable wainscot from the finished floor to a minimum height of 4'-6" and 2) semigloss paint on remaining wall areas, or other finish approved by the Government.

B. All elevator areas that access the Space and hallways accessing the Space shall be covered with wall coverings not less than 20 ounces per square yard, high performance paint, or an equivalent.

3.29 PAINTING – SHELL (OCT 2017)

A. The Lessor shall bear the expense for all painting associated with the Building shell. These areas shall include all common areas. Exterior perimeter walls and interior core walls within the Space shall be spackled and prime painted with a primer that meets or is equivalent to the Green Seal GS-11 standard. If any Building shell areas are already painted prior to TIs, then the Lessor shall repaint, at the Lessor's expense, as necessary during TIs.

B. The costs for cyclical painting requirements as outlined in Section 6 shall be included in the shell rent.

3.30 FLOORS AND FLOOR LOAD (APR 2015)

A. All adjoining floor areas shall be of a common level not varying more than 1/4 inch over a 10-foot horizontal run in accordance with the American Concrete Institute standards, non-slip, and acceptable to the LCO.

B. Under-floor surfaces shall be smooth and level. Office areas shall have a minimum live load capacity of 50 pounds per ABOA SF plus 20 pounds per ABOA SF for moveable partitions. Storage areas shall have a minimum live load capacity of 100 pounds per ABOA SF, including moveable partitions. Lessor may be required to provide a report by a registered structural engineer showing the floor load capacity, at the Lessor's expense. Calculations and structural drawings may also be required.

C. INTENTIONALLY DELETED

3.31 FLOOR COVERING AND PERIMETERS – SHELL (SEP 2013)

A. Exposed interior floors in primary entrances and lobbies shall be marble, granite, or terrazzo. Exposed interior floors in secondary entrances, elevator lobbies, and primary interior corridors shall be high-grade carpet, marble, granite, or terrazzo. Resilient flooring shall be used in telecommunications rooms. Floor perimeters at partitions shall have wood, rubber, vinyl, marble, or carpet base.

B. Terrazzo, unglazed ceramic tile, recycled glass tile, and/or quarry tile shall be used in all restroom and service areas of Government-occupied floors.

C. Any alternate flooring must be pre-approved by the LCO.

D. The costs for cyclical carpet replacement requirements as outlined in Section 6 shall be included in the shell rent.

3.32 MECHANICAL, ELECTRICAL, PLUMBING: GENERAL (APR 2011)

The Lessor shall provide and operate all Building equipment and systems in accordance with applicable technical publications, manuals, and standard procedures. Mains, lines, and meters for utilities shall be provided by the Lessor. Exposed ducts, piping, and conduits are not permitted in office Space.

3.33 BUILDING SYSTEMS (APR 2011)

Whenever requested, the Lessor shall furnish to GSA as part of shell rent, a report by a registered professional engineer(s) showing that the Building and its systems as designed and constructed will satisfy the requirements of this Lease.

3.34 ELECTRICAL (JUN 2012)

A. The Lessor shall be responsible for meeting the applicable requirements of local codes and ordinances. When codes conflict, the more stringent standard shall apply. Main service facilities shall be enclosed. The enclosure may not be used for storage or other purposes and shall have door(s) fitted with an automatic deadlocking latch bolt with a minimum throw of 1/2 inch. Main distribution for standard office occupancy shall be provided at the Lessor's expense. All floors shall have 120/208 V, 3-phase, 4-wire with bond, 60 hertz electric service available. In no event shall such power distribution (not including lighting and HVAC) for the Space fall below 4 watts per ABOA SF.

B. Main power distribution switchboards and distribution and lighting panel boards shall be circuit breaker type with copper buses that are properly rated to provide the calculated fault circuits. All power distribution panel boards shall be supplied with separate equipment ground buses. All power distribution equipment shall be required to handle the actual specified and projected loads and 10 percent spare load capacity. Distribution panels are required to accommodate circuit breakers for the actual calculated needs and 10 percent spare circuits that will be equivalent to the majority of other circuit breakers in the panel system. Fuses and circuit breakers shall be plainly marked or labeled to identify circuits or equipment supplied through them.

C. Convenience outlets shall be installed in accordance with NFPA Standard 70, National Electrical Code, or local code, whichever is more stringent. The Lessor shall provide duplex utility outlets in restrooms, corridors, and dispensing areas.

3.35 INTENTIONALLY DELETED

3.36 PLUMBING (JUN 2012)

The Lessor shall include the cost of plumbing in common areas. Hot and cold water risers and domestic waste and vent risers, installed and ready for connections that are required for TIs, shall be included in the shell rent.

3.37 DRINKING FOUNTAINS (OCT 2016)

On each floor of Government-occupied Space, the Lessor shall provide a minimum of two drinking fountains with chilled potable water within 200 feet of travel from any Government-occupied area on the floor. The fountains shall comply with Section F211 of the Architectural Barriers Act Accessibility Standard. Potable is defined as water meeting current EPA primary drinking water standards or more stringent, applicable state or local regulations. Municipal or public water systems are required to meet this same standard. The Lessor shall serve as first responder to any occupant complaints about drinking water. The Lessor shall promptly investigate any such complaints and implement the necessary controls to address the complaints and maintain potable water conditions.

3.38 RESTROOMS (OCT 2016)

A. If this Lease is satisfied by new construction or major alterations, Lessor shall provide water closets, sinks and urinals on each floor that is partially or fully occupied by the government per the following schedule. The schedule is per floor and based on a density of one person for each 135 ABOA SF of office Space, allocated as 50% women and 50% men. If major alterations to the restrooms occur during the term of this Lease, the number of fixtures then must meet the schedule as part of the major alterations.

ESTIMATED NUMBER OF EACH GENDER PER FLOOR			(WOMEN'S) WATER CLOSETS	(WOMEN'S) SINKS	(MEN'S) WATER CLOSETS	(MEN'S) URINALS	(MEN'S) SINKS
1	to	8	2	1	1	1	1
9	to	24	3	2	2	1	1
25	to	36	3	2	2	1	2
37	to	56	5	3	3	2	2
57	to	75	6	4	4	2	2
76	to	96	6	5	4	2	3
97	to	119	7	5	5	2	3
120	to	134	9	5	6	3	4
Above 135			3/40	1/24	1/20	1/40	1/30

B. If no new construction or major renovation of a restroom is occurring, compliance with local code is sufficient. Separate restroom facilities for men and women shall be provided in accordance with local code or ordinances, on each floor occupied by the Government in the Building. The facilities shall be located so that employees will not be required to travel more than 200 feet on one floor to reach the restrooms. Each restroom shall have sufficient water closets enclosed with modern stall partitions and doors, urinals (in men's room), and hot (set in accordance with applicable building codes) and cold water. Water closets and urinals shall not be visible when the exterior door is open.

C. Each main restroom shall contain the following:

1. A mirror and shelf above the lavatory.
2. A toilet paper dispenser in each water closet stall that will hold at least two rolls and allow easy, unrestricted dispensing.
3. A coat hook on the inside face of the door to each water closet stall and on several wall locations by the lavatories.
4. At least one modern paper towel dispenser, soap dispenser, and waste receptacle for every two lavatories.
5. A coin-operated sanitary napkin dispenser in women's restrooms with a waste receptacle in each water closet stall.
6. A disposable toilet seat cover dispenser.
7. A counter area of at least 2 feet, 0 inches in length, exclusive of the lavatories (however, it may be attached to the lavatories) with a mirror above and a ground-fault interrupter-type convenience outlet located adjacent to the counter area. The counter should be installed to minimize pooling or spilling of water at the front edge.
8. A floor drain.
9. For new installations and major renovations, restroom partitions shall be made from recovered materials as listed in EPA's CPG.

3.39 PLUMBING FIXTURES: WATER CONSERVATION (OCT 2016)

The specifications listed under sub-paragraphs A through C apply for:

1. New installations of plumbing fixtures,
2. Replacement of existing plumbing fixtures, or
3. Existing non-conforming fixtures where the Government occupies the full floor.

A. Water closets must conform to EPA WaterSense or fixtures with equivalent flush volumes must be utilized.

B. Urinals must conform to EPA WaterSense or fixtures with equivalent flush volumes must be utilized. Waterless urinals are acceptable.

C. Faucets must conform to EPA WaterSense or fixtures with equivalent flow rates must be utilized.

Information on EPA WaterSense fixtures can be found at HTTP://WWW.EPA.GOV/WATERSENSE/.

3.40 JANITOR CLOSETS (SEP 2015)

Janitor closets shall meet all local codes and ordinances. When not addressed by local code, Lessor shall provide containment drains plumbed for appropriate disposal of liquid wastes in spaces where water and chemical concentrate mixing occurs for maintenance purposes. Disposal is not permitted in restrooms.

3.41 HEATING, VENTILATION, AND AIR CONDITIONING - SHELL (OCT 2016)

A. Central HVAC systems shall be installed and operational, including, as appropriate, main and branch lines, VAV boxes, dampers, flex ducts, and diffusers, for an open office layout, including all Building common areas. The Lessor shall provide conditioned air through medium pressure duct work at a rate of .75 cubic feet per minute per ABOA SF and systems shall be designed with sufficient systems capacity to meet all requirements in this Lease.

B. Areas having excessive heat gain or heat loss, or affected by solar radiation at different times of the day, shall be independently controlled.

C. Equipment Performance. Temperature control for office Spaces shall be provided by concealed central heating and air conditioning equipment. The equipment shall maintain Space temperature control over a range of internal load fluctuations of plus 0.5 W/SF to minus 1.5 W/SF from initial design requirements of the tenant.

D. Ductwork Re-use and Cleaning. Any ductwork to be reused and/or to remain in place shall be cleaned, tested, and demonstrated to be clean in accordance with the standards set forth by NADCA. The cleaning, testing, and demonstration shall occur immediately prior to Government occupancy to avoid contamination from construction dust and other airborne particulates.

E. During working hours in periods of heating and cooling, ventilation shall be provided in accordance with the latest edition of the American National Standards Institute, American Society of Heating, Refrigeration and Air-Conditioning Engineers (ANSI/ASHRAE) Standard 62.1, Ventilation for Acceptable Indoor Air Quality.

F. Heating and air-conditioning air distribution systems (air handling units, VAV boxes, fan coil units, etc.) for the Space shall be equipped with particulate matter air filters that meet the Minimum Efficiency Reporting Value (MERV) specified in the current edition of ANSI/ASHRAE Standard 62.1. Locations that do not meet the EPA National Ambient Air Quality Standards (NAAQS) for particulates (PM 10 or PM 2.5) must be equipped with additional filtration on outdoor air intakes as required in ANSI/ASHRAE Standard 62.1. NAAQS information can be found at HTTPS://WWW.EPA.GOV/GREEN-BOOK.

G. Restrooms shall be properly exhausted, with a minimum of 10 air changes per hour.

H. INTENTIONALLY DELETED

3.42 TELECOMMUNICATIONS: DISTRIBUTION AND EQUIPMENT (SEP 2015)

A. Sufficient space shall be provided on the floor(s) where the Government occupies Space for the purposes of terminating telecommunications service into the Building. The Building's telecommunications closets located on all floors shall be vertically-stacked. Telecommunications switch rooms, wire closets, and related spaces shall be enclosed. The enclosure shall not be used for storage or other purposes and shall have door(s) fitted with an automatic door-closer and deadlocking latch bolt with a minimum throw of 1/2 inch. The telephone closets shall include a telephone backboard.

B. Telecommunications switch rooms, wire closets, and related spaces shall meet applicable Telecommunications Industry Association (TIA) and Electronic Industries Alliance (EIA) standards. These standards include the following:

1. TIA/EIA-568, Commercial Building Telecommunications Cabling Standard,
2. TIA/EIA 569, Commercial Building Standard for Telecommunications Pathways and Spaces,
3. TIA/EIA-570, Residential and Light Commercial Telecommunications Wiring Standard, and
4. TIA/EIA-607, Commercial Building Grounding and Bonding Requirements for Telecommunications Standard.

C. Telecommunications switch rooms, wire closets, and related spaces shall meet applicable NFPA standards. Bonding and grounding shall be in accordance with NFPA Standard 70, National Electrical Code, and other applicable NFPA standards and/or local code requirements.

3.43 TELECOMMUNICATIONS: LOCAL EXCHANGE ACCESS (JUN 2012)

A. The Government may elect to contract its own telecommunications (voice, data, video, Internet or other emerging technologies) service in the Space. The Government may contract with one or more parties to have INS wiring (or other transmission medium) and telecommunications equipment installed.

B. The Lessor shall allow the Government's designated telecommunications providers access to utilize existing Building wiring to connect its services to the Government's Space. If the existing Building wiring is insufficient to handle the transmission requirements of the Government's designated telecommunications providers, the Lessor shall provide access from the point of entry into the Building to the Government's floor Space, subject to any inherent limitations in the pathway involved.

C. The Lessor shall allow the Government's designated telecommunications providers to affix telecommunications antennas (high frequency, mobile, microwave, satellite, or other emerging technologies), subject to weight and wind load conditions, to roof, parapet, or Building envelope as required. Access from the antennas to the Premises shall be provided.

D. The Lessor shall allow the Government's designated telecommunications providers to affix antennas and transmission devices throughout the Space and in appropriate common areas frequented by the Government's employees to allow the use of cellular telephones and communications devices necessary to conduct business.

3.44 LIGHTING: INTERIOR AND PARKING - SHELL (OCT 2016)

NOTE: FOR PRICING ESTIMATING PURPOSES, FIXTURES WILL BE INSTALLED AT THE AVERAGE RATIO OF 1 FIXTURE PER 80 ABOA SF.

A. INTERIOR FIXTURES: High efficiency T-8, T-5, or LED light fixtures (and associated ballasts or drivers) shall be installed as either ceiling grid or pendant mounted for an open-office plan. Ceiling grid fixtures shall be either 2' wide by 4' long or 2' wide by 2' long. Lessor shall provide, as part of Shell Rent, a minimum overall lighting fixture efficiency of 85 percent. Lamps shall maintain a uniform color level throughout the lease term.

B. LIGHTING LEVELS: Fixtures shall have a minimum of two tubes and shall provide 50 foot-candles at desktop level (30" above finished floor) with a maximum uniformity ratio of 1.5:1. Lessor shall provide, as part of Shell Rent, 10 average foot-candles in all other Building areas within the Premises with a uniformity ratio of 4:1. Emergency egress lighting levels shall be provided in accordance with the local applicable building codes (but not less than 1 foot-candle) by either an onsite emergency generator or fixture mounted battery packs.

C. POWER DENSITY:

Existing Buildings: The maximum fixture power density shall not exceed 1.4 watts per ABOA SF.
New Construction: The maximum fixture power density shall not exceed 1.1 watts per ABOA SF.

D. DAYLIGHTING CONTROLS: If the Lease is more than 10,000 ABOA SF, the Lessor shall provide daylight dimming controls in atriums or within 15 feet of windows and skylights where daylight can contribute to energy savings. Daylight harvesting sensing and controls shall be either integral to the fixtures or ceiling mounted and shall maintain required lighting levels in work spaces.

E. OCCUPANCY/VACANCY SENSORS: The Lessor shall provide ceiling mount occupancy sensors, or vacancy sensors (preferred), or scheduling controls through the building automation system (BAS) throughout the Space in order to reduce the hours that the lights are on when a particular space is unoccupied. No more than 1,000 square feet shall be controlled by any one sensor. Occupancy sensors in enclosed rooms shall continue to operate after the BAS has shutdown the building at the end of the workday.

F. BUILDING PERIMETER:

1. Exterior parking areas, vehicle driveways, pedestrian walks, and the Building perimeter lighting levels shall be designed per Illuminating Engineering Society (IES) standards. Provide 5 foot-candles for doorway areas, 3 foot-candles for transition areas and at least 1 foot-candle at the surface throughout the parking lot. Parking lot fixtures shall provide a maximum to minimum uniformity ratio of 15:1 and a maximum to average uniformity ratio of 4:1..

2. If the leased space is 100 percent occupied by Government tenants, all exterior parking lot fixtures shall be "Dark Sky" compliant with no property line trespass.

G. PARKING STRUCTURES: The minimum illuminance level for parking structures is 5 foot-candles as measured on the floor with a uniformity ratio of 10:1.

H. PARKING SENSORS: If the leased space is 100 percent occupied by Government tenants, exterior parking area and parking structure lighting shall be sensor or BAS controlled in order that it may be programmed to produce reduced lighting levels during non use. This non-use time period will normally be from 11:00 pm to 6:00 am.

I. EXTERIOR POWER BACKUP: Exterior egress, walkway, parking lot, and parking structure lighting must have emergency power backup to provide for safe evacuation of the Building.

3.45 ACOUSTICAL REQUIREMENTS (JUN 2012)

A. Reverberation Control. Private office and conference rooms using suspended acoustical ceilings shall have a noise reduction coefficient (NRC) of not less than 0.65 in accordance with ASTM C-423. Open office using suspended acoustical ceilings shall have an NRC of not less than 0.75. Private offices, conference rooms, and open offices using acoustical cloud or acoustical wall panels with a minimum of 70% coverage shall have an NRC of not less than 0.85.

B. Ambient Noise Control. Ambient noise from mechanical equipment shall not exceed noise criteria curve (NC) 35 in accordance with the ASHRAE Handbook of Fundamentals in offices and conference rooms; NC 40 in corridors, cafeterias, lobbies, and restrooms; NC 50 in other spaces.

C. Noise Isolation. Rooms separated from adjacent spaces by ceiling high partitions (not including doors) shall not be less than the following noise isolation class (NIC) standards when tested in accordance with ASTM E-336:

Conference rooms: NIC 40
Offices: NIC 35

D. Testing. The LCO may require, at Lessor's expense, test reports by a qualified acoustical consultant showing that acoustical requirements have been met.

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3.51 INDOOR AIR QUALITY DURING CONSTRUCTION (OCT 2017)

A. The Lessor shall provide to the Government safety data sheets (SDS) or other appropriate documents upon request, but prior to installation or use for the following products, including but not limited to, adhesives, caulking, sealants, insulating materials, fireproofing or fire stopping materials, paints, carpets, floor and wall patching or leveling materials, lubricants, clear finishes for wood surfaces, janitorial cleaning products, and pest control products.

B. The LCO may eliminate from consideration products with significant quantities of toxic, flammable, corrosive, or carcinogenic material and products with potential for harmful chemical emissions. Materials used often or in large quantities will receive the greatest amount of review.

C. To the greatest extent possible, the Lessor shall sequence the installation of finish materials so that materials that are high emitters of volatile organic compounds (VOCs) are installed and allowed to cure before installing interior finish materials, especially soft materials that are woven, fibrous, or porous in nature, that may adsorb contaminants and release them over time.

D. Where demolition or construction work occurs adjacent to occupied Space, the Lessor shall erect appropriate barriers (noise, dust, odor, etc.) and take necessary steps to minimize interference with the occupants. This includes maintaining acceptable temperature, humidity, and ventilation in the occupied areas during window removal, window replacement, or similar types of work.

E. HVAC during Construction: If air handlers are used during construction, the Lessor shall provide filtration media with a MERV of 8 at each return air grill, as determined by the latest edition of ASHRAE Standard 52.2, Method of Testing General Ventilation Air Cleaning Devices for Removal Efficiency by Particle Size. The permanent HVAC system may be used to move both supply and return air during the construction process only if the following conditions are met:

1. A complete air filtration system with 60 percent efficiency filters is installed and properly maintained;
2. No permanent diffusers are used;
3. No plenum type return air system is employed;
4. The HVAC duct system is adequately sealed to prevent the spread of airborne particulate and other contaminants; and
5. Following the Building "flush out," all duct systems are vacuumed with portable high-efficiency particulate arrestance (HEPA) vacuums and documented clean in accordance with National Air Duct Cleaners Association (NADCA) specifications.

F. Flush-Out Procedure:

1. HVAC flush-out shall commence after construction ends and the Building has been completely cleaned. All interior finishes, such as millwork, doors, paint, carpet, acoustic tiles, and movable furnishings (e.g., workstations, partitions), must be installed, and major VOC punch list items must be finished.

2. Prior to occupancy, Lessor shall install new filtration media and perform a building flush-out by supplying a total air volume of 14,000 cubic feet of outdoor air per square foot of gross floor area while maintaining an internal temperature of at least 60°F (15°C) and no higher than 80°F (27°C) and relative humidity no higher than 60%.

3. If the LCO determines that occupancy is required before flush-out can be completed, the Space may be occupied only after delivery of a minimum of 3,500 cubic feet of outdoor air per square foot of gross floor area while maintaining an internal temperature of at least 60°F (15°C) and no higher than 80°F (27°C) and relative humidity no higher than 60%. Once the Space is occupied, it must be ventilated at a minimum rate of 0.30 cubic foot per minute (cfm) per square foot of outdoor air or greater. During each day of the flush-out period, ventilation must begin at least three hours before occupancy and continue during occupancy. These conditions must be maintained until a total of 14,000 cubic feet per square foot of outdoor air (4 270 liters of outdoor air per square meter) has been delivered to the space.

3.52 SYSTEMS COMMISSIONING (APR 2011)

The Lessor shall incorporate commissioning requirements to verify that the installation and performance of energy consuming systems meet the Government's project requirements. The commissioning shall cover only work associated with TIs or alterations or at a minimum: heating, ventilating, air conditioning and refrigeration (HVAC&R) systems and associated controls, lighting controls, and domestic hot water systems.

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SECTION 4 DESIGN, CONSTRUCTION, AND POST AWARD ACTIVITIES

4.01 SCHEDULE FOR COMPLETION OF SPACE (OCT 2017)

Design and construction activities for the Space shall commence upon Lease award. The Lessor shall schedule the following activities to achieve timely completion of the work required by this Lease

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B. INTENTIONALLY DELETED

C. INTENTIONALLY DELETED

D. The Lessor's preparation and submission of construction documents (CDs): The Lessor as part of the TI must complete CDs conforming to the approved DIDs not later than **90** Working Days following the approval of DIDs. If during the preparation of CDs the Lessor becomes aware that any material requirement indicated in the approved DIDs cannot be reasonably achieved, the Lessor shall promptly notify GSA, and shall not proceed with completion of CDs until direction is received from the LCO. The LCO shall provide direction within **10** Working Days of such notice, but the Government shall not be responsible for delays to completion of CDs occasioned by such circumstances. For the purpose of this paragraph, a "material requirement" shall mean any requirement necessary for the Government's intended use of the Space as provided for in, or reasonably inferable from, the Lease and the approved DIDs (e.g., number of workstations and required adjacencies).

a. There shall be three (3) sets of construction drawings – 60%, 90%, and 100% completion
b. The Government shall have 15 Working Days to review the initial 60% submission of the construction drawings, as well as the 90% submission.
c. The Lessor will have 15 Working Days to revise the drawings and provide the next submission. This applies to both the 60% and 90% drawings.

E. Government review of CDs: The Government shall have **20** Working Days to review CDs prior to issuing a Notice to Proceed (NTP). At any time during this period of review, the Government shall have the right to require the Lessor to modify the CDs to enforce conformance to Lease requirements and the approved DIDs.

F. INTENTIONALLY DELETED

G. The Lessor's preparation and submission of the BSAC price proposal: The Lessor shall prepare and submit a complete BSAC price proposal in accordance with this Lease within **15** Working Days following the end of the Government CD review period.

H. Negotiation of BSAC price proposals and issuance of notice to proceed (NTP): The Government shall issue NTP within **20** Working Days following the submission of the BSAC price proposals, provided that price proposals conform to the requirements of the Lease and the parties negotiate a fair and reasonable price.

I. Construction of TIs and completion of other required construction work: The Lessor shall complete all work required to prepare the Premises as required in this Lease ready for use not later than **180** Working days following issuance of NTP.

4.02 CONSTRUCTION DOCUMENTS (SEP 2012)

The Lessor's CDs shall include all mechanical, electrical, plumbing, fire protection, life safety, lighting, structural, security, and architectural improvements scheduled for inclusion into the Space. CDs shall be annotated with all applicable specifications. CDs shall also clearly identify TIs already in place and the work to be done by the Lessor or others. Notwithstanding the Government's review of the CDs, the Lessor is solely responsible and liable for their technical accuracy and compliance with all applicable Lease requirements.

4.03 INTENTIONALLY DELETED

4.04 BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) PRICE PROPOSAL (SEP 2015)

The Lessor's BSAC price proposal shall be supported by sufficient cost or pricing data to enable the Government to evaluate the reasonableness of the proposal, or documentation that the Proposal is based upon competitive proposals. The pricing shall be submitted using the Security Unit Price List (SecUP).

4.05 GREEN LEASE SUBMITTALS (OCT 2017)

The Lessor shall submit to the LCO:

A. Product data sheets for floor coverings, paints and wall coverings, ceiling materials, all adhesives, wood products, suite and interior doors, subdividing partitions, wall base, door hardware finishes, window coverings, millwork substrate and millwork finishes, lighting and lighting controls, and insulation to be used within the leased Space. This information must be submitted NO LATER THAN the submission of the DIDs, if applicable.

B. SDS or other appropriate documents upon request for products listed in the Lease. All SDS shall comply with Occupational Safety and Health Administration (OSHA) requirements for the Globally Harmonized System of Classification and Labeling of Chemicals (GHS). The Lessor and its agents shall comply with all recommended measures in the SDS to protect the health and safety of personnel.

C. Re-use plan required in accordance with the "Existing Fit-out, Salvaged, or Re-used Building Material" paragraph in the Lease.

D. Any waiver needed when not using materials from the Green Procurement Compilation list of acceptable products in accordance with the "Environmentally Preferable Product Requirements" paragraph in the Lease.

E. Radon test results as may be required by the "Radon in Air" and "Radon in Water" paragraphs in the Lease.

F. Construction waste management plan: Prior to construction commencement, a proposed plan following industry standards to recycle construction waste. The construction waste management plan shall quantify material diversion goals and maximize the materials to be recycled and/or salvaged (at least 50 percent) from construction, demolition, and packaging debris. Where the small quantity of material, the extraordinarily complex nature of the waste disposal method, or prohibitive expense for recycling would represent a genuine hardship, the Government, upon written request of the Lessor and approval of the LCO, may permit alternative means of disposal.

G. Building recycling service plan: A Building recycling service plan with floor plans annotating recycling area(s) as part of DIDs, if applicable, to be reflected on the CD submission.

H. A signed statement from the Lessor for the leased Space explaining how all HVAC systems serving the leased Space will achieve the desired ventilation of the Space during the flush-out period called for in the Lease.

I. A written commissioning plan submitted to the LCO prior to the completion of DIDs, if applicable, that includes:

1. A schedule of systems commissioning (revised as needed during all construction phases of the project, with such revisions provided to the LCO immediately); and

2. A description of how commissioning requirements will be met and confirmed.

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4.06 CONSTRUCTION SCHEDULE AND INITIAL CONSTRUCTION MEETING (APR 2011)

The Lessor shall furnish a detailed construction schedule (such as Critical Path Method) to the Government within **10** Working Days of issuance of the NTP. Such schedule shall also indicate the dates available for Government contractors to install telephone/data lines or equipment, if needed. Within **10** Working Days of NTP, the Lessor shall initiate a construction meeting. The Lessor will have contractor representatives including its architects, engineers, general contractor and sub-contractor representatives in attendance. The Lessor shall keep meeting minutes of discussion topics and attendance.

4.07 PROGRESS REPORTS (JUN 2012)

After start of construction, the Lessor shall submit to the LCO written progress reports at intervals of **10** Working Days. Each report shall include information as to the percentage of the work completed by phase and trade; a statement as to expected completion and occupancy dates; changes introduced into the work; and general remarks on such items as material shortages, strikes, weather, etc, that may affect timely completion. In addition, at the Government's discretion, the Lessor shall conduct meetings every two weeks to brief Government personnel and/or contractors regarding the progress of design and construction of the Space. The Lessor shall be responsible for taking and distributing minutes of these meetings.

4.08 CONSTRUCTION INSPECTIONS (SEP 2015)

A. The LCO or the LCO's designated technical representative may periodically inspect construction work to review compliance with Lease requirements and approved DIDs, if applicable.

B. Periodic reviews, witnessing of tests, and inspections by the Government shall not constitute approval of the Lessor's apparent progress toward meeting the Government's objectives but are intended to discover any information which the LCO may be able to call to the Lessor's attention to prevent costly misdirection of effort. The Lessor shall remain responsible for designing, constructing, operating, and maintaining the Building in full accordance with the requirements of the Lease.

4.09 INTENTIONALLY DELETED

4.10 ACCEPTANCE OF SPACE AND CERTIFICATE OF OCCUPANCY (SEP 2015)

A. Ten (10) Working Days prior to the completion of the Space, the Lessor shall issue written notice to the Government to schedule the inspection of the Space for acceptance. The Government shall accept the Space only if the construction of Building shell and TIs conforming to this Lease and the approved DIDs, if applicable, is substantially complete, a Certificate of Occupancy (C of O) has been issued as set forth below, and the Building improvements necessary for acceptance as described in the paragraph "Building Improvements" are completed.

B. The Space shall be considered substantially complete only if the Space may be used for its intended purpose, and completion of remaining work will not interfere unreasonably with the Government's enjoyment of the Space. Acceptance shall be final and binding upon the Government with respect to conformance of the completed TIs to the approved DIDs, with the exception of items identified on a punch list generated as a result of the inspection, concealed conditions, latent defects, or fraud, but shall not relieve the Lessor of any other Lease requirements.

C. The Lessor shall provide a valid C of O, issued by the local jurisdiction, for the intended use of the Government. If the local jurisdiction does not issue C of O's or if the C of O is not available, the Lessor may satisfy this condition by providing a report prepared by a licensed fire protection engineer that indicates the Space and Building are compliant with all applicable local codes and ordinances and all fire protection and life safety-related requirements of this Lease.

D. The Government will not be required to accept space prior to the schedule outlined in this Lease.

4.11 INTENTIONALLY DELETED

4.12 AS-BUILT DRAWINGS (OCT 2017)

Not later than **90** days after the acceptance of the Space, the Lessor, at Lessor's expense, shall furnish to the Government a complete set of Computer Aided Design (CAD) files of as-built floor plans showing the Space under Lease, as well as corridors, stairways, and core areas. The plans shall have been generated by a CAD program which is compatible with the latest release of AutoCAD. The required file extension is ".DWG." Clean and purged files shall be submitted in a digital format. They shall be labeled with Building name, address, list of drawing(s), date of the drawing(s), and Lessor's architect and architect's phone number. The Lessor's operator shall demonstrate the submission on GSA equipment, if requested by the LCO.

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SECTION 5 TENANT IMPROVEMENT COMPONENTS

5.01 TENANT IMPROVEMENT REQUIREMENTS (OCT 2016)

The TIs shall be designed, constructed, and maintained in accordance with the standards set forth in this Lease. For pricing, only those requirements designated within this Section 5, or designated as TIs within the attached agency requirements and Security Requirements, shall be deemed to be TI costs.

5.02 INTENTIONALLY DELETED

5.03 FINISH SELECTIONS (SEP 2015)

The Lessor must consult with the Government prior to developing a minimum of three (3) finish options to include coordinated samples of finishes for all interior elements such as paint, wall coverings, base coving, carpet, window treatments, laminates, and flooring. All samples provided must comply with specifications set forth elsewhere in this Lease. All required finish option samples must be provided at no additional cost to the Government within 10 Working Days after initial submission of DIDs, if applicable. GSA must deliver necessary finish selections to the Lessor within 10 Working Days after receipt of samples. The finish options must be approved by GSA prior to installation. The Lessor may not make any substitutions after the finish option is selected.

5.04 WINDOW COVERINGS (JUN 2012)

A. Window Blinds. All exterior windows shall be equipped with window blinds in new or like new condition, which shall be provided as part of the TIs. The blinds may be aluminum or plastic vertical blinds, horizontal blinds with aluminum slats of one-inch width or less, solar fabric roller shades, or an equivalent product pre-approved by the Government. The window blinds shall have non-corroding mechanisms and synthetic tapes. Color selection will be made by the Government.

B. Draperies:

1. If draperies are required, they shall be part of the TIs and the following minimum specifications shall apply:

a. Fabrics shall be lined with either white or off-white plain lining fabric suited to the drapery fabric weight. Draperies shall be floor, apron, or sill length, as specified by the Government, and shall be wide enough to cover window and trim. Draperies shall be hung with drapery hooks on well-anchored heavy duty traverse rods. Traverse rods shall draw from the center, right, or left side.

b. Construction. Any draperies to be newly installed shall be made as follows:

i. Fullness of 100 percent, including overlap, side hems, and necessary returns;
ii. Double headings of 4 inches turned over a 4-inch permanently finished stiffener;
iii. Doubled side hems of 1-1/2 inches; 4-inch doubled and blind stitched bottom hems;
iv. Three-fold pinch pleats;
v. Safety stitched intermediate seams;
vi. Matched patterns;
vii. Tacked corners; and,
viii. No raw edges or exposed seams.

c. Use of existing draperies must be approved by the Government.

5.05 DOORS: SUITE ENTRY (SEP 2013)

Suite entry doors shall be provided as part of the TIs and shall have a minimum clear opening of 32" wide x 84" high (per leaf). Doors shall meet the requirements of being a flush, solid core, 1-3/4-inch thick, wood door with a natural wood veneer face or an equivalent pre-approved by the Government. Hollow core wood doors are not acceptable. They shall be operable by a single effort; and shall meet the requirement of NFPA 101, Life Safety Code or the International Building Code (current as of the Lease Award Date). Doors shall be installed in a metal frame assembly which is primed and finished with a low VOC semi gloss oil-based paint finish with no formaldehyde.

5.06 DOORS: INTERIOR (SEP 2013)

Doors within the Space shall be provided as part of the TIs and shall have a minimum clear opening of 32" wide x 80" high. Doors shall be flush, solid core, wood with a natural wood veneer face or an equivalent door pre-approved by the LCO. Hollow core wood doors are not acceptable. They shall be operable with a single effort, and shall meet the requirements of NFPA 101, Life Safety Code or the International Building Code (current as of the Lease Award Date). Doors shall be installed in a metal frame assembly which is primed and finished with a low VOC semi-gloss oil-based paint with no formaldehyde.

5.07 DOORS: HARDWARE (SEP 2013)

Doors shall have door handles or door pulls with heavyweight hinges. The Lessor is encouraged to avoid the use of chrome-plated hardware. All doors shall have corresponding doorstops (wall- or floor-mounted) and silencers. All door entrances leading into the Space from public corridors and exterior doors shall have automatic door closers. Doors designated by the Government shall be equipped with 5-pin, tumbler cylinder locks and strike plates. All locks shall be master keyed. Furnish at least two master keys for each lock to the Government. Any exterior entrance shall have a high

security lock, with appropriate key control procedures, as determined by Government specifications. Hinge pins and hasps shall be secured against unauthorized removal by using spot welds or pinned mounting bolts. The exterior side of the door shall have a lock guard or astragal to prevent tampering of the latch hardware. Doors used for egress only shall not have any operable exterior hardware. All security-locking arrangements on doors used for egress shall comply with requirements of NFPA 101or the International Building Code current as of the Lease Award Date.

5.08 DOORS: IDENTIFICATION (JUN 2012)

Door identification shall be installed in approved locations adjacent to office entrances as part of the TIs. The form of door identification shall be approved by the Government.

5.09 PARTITIONS: SUBDIVIDING (SEP 2015)

A. Office subdividing partitions shall comply with applicable building codes and local requirements and ordinances and shall be provided as part of the TIs. Partitioning shall extend from the finished floor to the finished ceiling and shall be designed to provide a minimum sound transmission class (STC) of 37. Partitioning shall be installed by the Lessor at locations to be determined by the Government as identified in the DIDs, if applicable. They shall have a flame spread rating of 25 or less and a smoke development rating of 450 or less (ASTM E-84).

B. HVAC shall be rebalanced and lighting repositioned, as appropriate, after installation of partitions.

C. If installed in accordance with the "Automatic Fire Sprinkler System" and "Fire Alarm System" paragraphs, sprinklers and fire alarm notification appliances shall be repositioned as appropriate after installation of partitions to maintain the level of fire protection and life safety.

D. Partitioning requirements may be satisfied with existing partitions if they meet the Government's standards and layout requirements.

E. Newly installed gypsum board material must be Greenguard Gold Certified or have 0 grams per liter of VOCs.

5.10 WALL FINISHES (JUN 2012)

If the Government chooses to install a wall covering, the minimum standard is vinyl-free, chlorine-free, plasticizer-free wall covering with recycled content or bio-based commercial wall covering weighing not less than 13 ounces per square yard or equivalent. If the Government chooses to install a high-performance paint coating, it shall comply with the VOC limits of the Green Seal Standard GS-11.

5.11 PAINTING – TI (OCT 2017)

A. Prior to acceptance, all surfaces within the Space which are designated by GSA for painting shall be newly finished in colors acceptable to the Government.

B. The Lessor shall provide interior paints, primers, coatings, stains, and sealers that meet or are equivalent to the Green Seal GS-11 standard that incorporates environmental, health, and performance criteria.

C. The Lessor shall use reprocessed latex paint in accordance with EPA's CPG (Comprehensive Procurement Guidelines) on all painted surfaces where feasible. The type of paint shall be acceptable to the Government.

5.12 FLOOR COVERINGS AND PERIMETERS (OCT 2017)

A. Broadloom carpet or carpet tiles shall meet the requirements set forth in the specifications below. Floor perimeters at partitions shall have wood, rubber, vinyl, or carpet base. Floor covering shall be installed in accordance with manufacturing instructions to lay smoothly and evenly.

B. The use of existing carpet may be approved by the Government; however, existing carpet shall be repaired, stretched, and cleaned before occupancy and shall meet the static buildup requirement as stated in the specifications below.

C. Any alternate flooring shall be pre-approved by the Government.

D. SPECIFICATIONS FOR CARPET TO BE NEWLY INSTALLED OR REPLACED

1. Product sustainability and environmental requirements. Floor covering and perimeter products must meet at least one of the environmentally preferable criteria within the non-federal, multi-attribute standards and ecolabels categories, as outlined under the Green Procurement Compilation at WWW.SFTOOL.GOV/GREENPROCUREMENT.

2. Face fiber content. Face yarn must be 100 percent nylon fiber. Loop Pile shall be 100 percent Bulk Continuous Filament (BCF); cut and loop shall be 100 percent BCF for the loop portion and may be BCF or staple for the cut portion; cut pile carpet shall be staple or BCF.

3. Performance requirements for broadloom and modular tile:

a. Static: Less than or equal to 3.5 kV when tested by AATCC Test Method 134 (Step Test Option).
b. Flammability: Meets CPSC-FF-1-70, DOC-FF-1-70 Methenamine Tablet Test criteria.
c. Flooring Radiant Panel Test: Meets NFPA 253 Class I or II depending upon occupancy and fire code when tested under ASTM E-648 for glue down installation.
d. Smoke Density: NBS Smoke Chamber - Less than 450 Flaming Mode when tested under ASTM E-662.

NOTE: Testing must be performed in a NVLAP accredited laboratory.

4. Texture Appearance Retention Rating (TARR). Carpet must meet TARR rating of at least 3.0 TARR for moderate traffic areas such as private offices, and heavy traffic areas such as training space, conference rooms, courtrooms, etc., and at least 3.5 TARR for severe traffic areas, including open office space, cafeteria, corridors and lobbies. The carpet must be evaluated using ASTM D-5252 Hexapod Drum Test as per the commercial carpet test procedure and the TARR classification determined using ASTM D-7330.

5. Carpet reclamation. Reclamation of existing carpet to be determined with potential vendor. When carpet is replaced, submit certification documentation from the reclamation facility to the LCO.

6. Warranty. Submit a copy of the manufacturer's standard warranty to the LCO within the first 60 days of Government occupancy. The Government is to be a beneficiary of the terms of this warranty.

5.13 HEATING AND AIR CONDITIONING (JUN 2012)

Zone Control. Provide individual thermostat control for office Space with control areas not to exceed 1,500 ABOA SF. Interior spaces must be separately zoned. Specialty occupancies (conference rooms, kitchens, etc.) must have active controls capable of sensing Space use and modulating HVAC system in response to Space demand. Areas that routinely have extended hours of operation shall be environmentally controlled through dedicated heating and air conditioning equipment. Special purpose areas (such as photocopy centers, large conference rooms, computer rooms, etc.) with an internal cooling load in excess of 5 tons shall be independently controlled. Provide concealed package air conditioning equipment to meet localized spot cooling of tenant special equipment. Portable space heaters are prohibited.

5.14 ELECTRICAL: DISTRIBUTION (SEP 2015)

A. All electrical, telephone, and data outlets within the Space shall be installed by the Lessor in accordance with the DIDs, if applicable. All electrical outlets shall be installed in accordance with NFPA Standard 70.

B. All outlets within the Space shall be marked and coded for ease of wire tracing; outlets shall be circuited separately from lighting. All floor outlets shall be flush with the plane of the finished floor. Outlet cover colors shall be coordinated with partition finish selections.

C. The Lessor shall in all cases safely conceal outlets and associated wiring (for electricity, voice, and data) to the workstation(s) in partitions, ceiling plenums, in recessed floor ducts, under raised flooring, or by use of a method acceptable to the Government.

5.15 TELECOMMUNICATIONS: DISTRIBUTION AND EQUIPMENT (JUN 2012)

Telecommunications floor or wall outlets shall be provided as part of the TIs. At a minimum, each outlet shall house one 4-pair wire jack for voice and one 4-pair wire jack for data. The Lessor shall ensure that all outlets and associated wiring, copper, coaxial cable, optical fiber, or other transmission medium used to transmit telecommunications (voice, data, video, Internet, or other emerging technologies) service to the workstation shall be safely concealed under raised floors, in floor ducts, walls, columns, or molding. All outlets/junction boxes shall be provided with rings and pull strings to facilitate the installation of cable. Some transmission medium may require special conduit, inner duct, or shielding as specified by the Government.

5.16 TELECOMMUNICATIONS: LOCAL EXCHANGE ACCESS (AUG 2008)

Provide sealed conduit to house the agency telecommunications system when required.

5.17 DATA DISTRIBUTION (JUN 2012)

The Government shall be responsible for the cost of purchasing and installing data cable. The Lessor shall safely conceal data outlets and the associated wiring used to transmit data to workstations in floor ducts, walls, columns, or below access flooring. The Lessor shall provide as part of the TI, outlets with rings and pull strings to facilitate the installation of the data cable. When cable consists of multiple runs, the Lessor shall provide ladder type or other acceptable cable trays to prevent Government-provided cable coming into contact with suspended ceilings or sprinkler piping. Cable trays shall form a loop around the perimeter of the Space such that they are within a 30-foot horizontal distance of any single drop.

5.18 ELECTRICAL, TELEPHONE, DATA FOR SYSTEMS FURNITURE (JUN 2012)

A. The Lessor shall provide as part of the TIs separate data, telephone, and electric junction boxes for the base feed connections to Government provided modular or systems furniture, when such feeds are supplied via wall outlets or floor penetrations. When overhead feeds are used, junction boxes shall be installed for electrical connections. Raceways shall be provided throughout the furniture panels to distribute the electrical, telephone, and data cable. The Lessor shall provide all electrical service wiring and connections to the furniture at designated junction points. Each electrical junction shall contain an 8-wire feed consisting of 3 general purpose 120-V circuits with 1 neutral and 1 ground wire, and a 120-V isolated ground circuit with 1 neutral and 1 isolated ground wire. A 20-ampere circuit shall have no more than 8 general purpose receptacles or 4 isolated ground "computer" receptacles.

B. The Government shall be responsible for the cost of purchasing data and telecommunications cable. Said cable shall be installed and connected to systems furniture by the Lessor/contractor with the assistance and/or advice of the Government or computer vendor. The Lessor shall provide wall mounted data and telephone junction boxes, which shall include rings and pull strings to facilitate the installation of the data and telecommunications cable. When cable consists of multiple runs, the Lessor shall provide ladder-type or other acceptable cable trays to prevent Government provided cable coming into contact with suspended ceilings or sprinkler piping. Cable trays shall form a loop around the perimeter of the Space such that they are within a 30-foot horizontal distance of any single drop. Said cable trays shall provide access to both telecommunications data closets and telephone closets.

C. The Lessor shall furnish and install suitably sized junction boxes near the "feeding points" of the furniture panels. All "feeding points" shall be shown on Government approved design intent drawings. The Lessor shall temporarily cap off the wiring in the junction boxes until the furniture is installed. The Lessor shall make all connections in the power panel and shall keep the circuit breakers off. The Lessor shall identify each circuit with the breaker number and shall identify the computer hardware to be connected to it. The Lessor shall identify each breaker at the panel and identify the devices that it serves.

D. The Lessor's electrical contractor must connect power poles or base feeds in the junction boxes to the furniture electrical system and test all pre-wired receptacles in the systems furniture. Other Government contractors will be installing the data cable in the furniture panels for the terminal and printer locations, installing the connectors on the terminal/printer ends of the cable, and continuity testing each cable. Work shall be coordinated and performed in conjunction with the furniture, telephone, and data cable installers. Much of this work may occur over a weekend on a schedule that requires flexibility and on-call visits. The Lessor must coordinate the application of Certification of Occupancy with furniture installation.

5.19 LIGHTING: INTERIOR AND PARKING – TI (SEP 2015)

A. FIXTURES: Once the design intent drawings are approved, the Lessor shall design and provide interior lighting to comply with requirements under the paragraph, "Lighting: Interior and Parking – Shell." Any additional lighting fixtures and/or components required beyond what would have been provided for an open office plan (shell) are part of the TIs.

B. PENDANT STYLE FIXTURES: If pendant style lighting fixtures are used, the increase between the number of fixtures required in the Building shell and the Space layout is part of the TIs.

C. MIXED FIXTURES: DIDs, if applicable, may require a mixed use of recessed or pendant style fixtures in the Space.

D. BUILDING PERIMETER: There may be additional requirements for lighting in exterior parking areas, vehicle driveways, pedestrian walkways, and Building perimeter in the Security Requirements attached to this Lease.

5.20 AUTOMATIC FIRE SPRINKLER SYSTEM - TI (OCT 2016)

Where sprinklers are required in the Space, sprinkler mains and distribution piping in a "protection" layout (open plan) with heads turned down with an escutcheon or trim plate shall be provided as part of Shell rent. Any additional sprinkler fixtures and/or components required in the Space beyond what would have been provided for an open office plan (shell) are part of the TIs.

SECTION 6 UTILITIES, SERVICES, AND OBLIGATIONS DURING THE LEASE TERM

6.01 PROVISION OF SERVICES, ACCESS, AND NORMAL HOURS (JUN 2012)

A. The Government's normal hours of operations are established as 7 AM to 6 PM, Monday through Friday, with the exception of Federal holidays. Services, maintenance, and utilities shall be provided during these hours. The Government shall have access to the Premises and its Appurtenant Areas at all times without additional payment, including the use, during other than normal hours, of necessary services and utilities such as elevators, restrooms, lights, and electric power. Cleaning shall be performed during normal hours.

B. The Lessor and the Lessor's representatives, employees and contractors shall demonstrate a cooperative, positive, welcoming, respectful, professional and business-like demeanor and shall present a neat, clean, job-appropriate (professional) appearance.

6.02 UTILITIES (APR 2011)

The Lessor is responsible for providing all utilities necessary for base Building and tenant operations as part of the rental consideration.

6.03 INTENTIONALLY DELETED

6.04 UTILITY CONSUMPTION REPORTING (OCT 2016)

Upon the effective date of the Lease, only for leases over 10,000 RSF, the Lessor shall provide regular quarterly reports for the amount of utilities (including water) consumed at the Building broken down by utility type per month for the duration of the Lease. Lessors shall report this utility consumption data within 45 calendar days of the end of each calendar quarter in the Environmental Protection Agency (EPA) Portfolio Manager online tool HTTPS://WWW.ENERGYSTAR.GOV/. Data reported includes, but is not limited to, the number of actual units consumed, by utility type per month, and associated start and end date(s) for that consumption.

(Refer to the following link for reporting guidance: www.gsa.gov/ucr)

6.05 HEATING AND AIR CONDITIONING (OCT 2017)

A. In all office areas, temperatures shall conform to local commercial equivalent temperature levels and operating practices in order to maximize tenant satisfaction. These temperatures shall be maintained throughout the leased Premises and service areas, regardless of outside temperatures, during the hours of operation specified in the Lease. The Lessor shall perform any necessary systems start-up required to meet the commercially equivalent temperature levels prior to the first hour of each day's operation. At all times, humidity shall be maintained below 60% relative humidity.

B. During non working hours, heating temperatures shall be set no higher than 55° Fahrenheit, and air conditioning shall not be provided except as necessary to return Space temperatures to a suitable level for the beginning of working hours. Thermostats shall be secured from manual operation by key or locked cage. A key shall be provided to the Government's designated representative.

C. Thermal comfort. During all working hours, comply with the latest edition of ASHRAE Standard 55, Thermal Comfort Conditions for Human Occupancy.

D. Warehouse or garage areas require heating and ventilation only. Cooling of this Space is not required. Temperature of warehouse or garage areas shall be maintained at a minimum of 50° Fahrenheit.

E. The Lessor shall conduct HVAC system balancing after any HVAC system alterations during the term of the Lease and shall make a reasonable attempt to schedule major construction outside of office hours.

F. Normal HVAC systems' maintenance shall not disrupt tenant operations.

G. INTENTIONALLY DELETED

6.06 OVERTIME HVAC USAGE (JUN 2012)

A. If there is to be a charge for heating or cooling outside of the Building's normal hours, such services shall be provided at the hourly rates set forth elsewhere in the Lease. Overtime usage services may be ordered by the Government's authorized representative only.

B. When the cost of service is $3,000 or less, the service may be ordered orally. An invoice shall be submitted to the official placing the order for certification and payment. Orders for services costing more than $3,000 shall be placed using GSA Form 300, Order for Supplies or Services, or other approved service requisition procurement document. An invoice conforming to the requirements of this Lease shall be submitted to the official placing the order for certification and payment.

C. Failure to submit a proper invoice within 120 days of providing overtime utilities shall constitute a waiver of the Lessor's right to receive any payment for such overtime utilities pursuant to this Lease.

6.07 JANITORIAL SERVICES (JUN 2012)

The Lessor shall maintain the Premises and all areas of the Property to which the Government has routine access in a clean condition and shall provide supplies and equipment for the term of the Lease. The following schedule describes the level of services intended. Performance will be based on the LCO's evaluation of results, not the frequency or method of performance. Lessor shall provide the Government with the names of all contractors who will conduct these periodic janitorial services no less than fourteen days before they are schedule to be conducted.

A. Daily. Empty trash receptacles. Sweep entrances, lobbies, and corridors. Spot sweep floors, and spot vacuum carpets. Clean drinking fountains. Sweep and damp mop or scrub restrooms. Clean all restroom fixtures, and replenish restroom supplies. Dispose of all trash and garbage generated in or about the Building. Wash inside and out or steam clean cans used for collection of food remnants from snack bars and vending machines. Dust horizontal surfaces that are readily available and visibly require dusting. Spray buff resilient floors in main corridors, entrances, and lobbies. Clean elevators and escalators. Remove carpet stains. Police sidewalks, parking areas, and driveways. Sweep loading dock areas and platforms. Clean glass entry doors to the Space.

B. Three times a week. Sweep or vacuum stairs.

C. Weekly. Damp mop and spray buff all resilient floors in restrooms and health units. Sweep sidewalks, parking areas, and driveways (weather permitting).

D. Every two weeks. Spray buff resilient floors in secondary corridors, entrance, and lobbies. Damp mop and spray buff hard and resilient floors in office Space. Wipe and polish all door frames, baseboards, and chair rails.

E. Monthly. Thoroughly dust furniture. Completely sweep and/or vacuum carpets. Sweep storage Space. Spot clean all wall surfaces within 70 inches of the floor. Clean elevator cab walls.

F. Every two months. Damp wipe restroom wastepaper receptacles, stall partitions, doors, window sills, and frames. Shampoo entrance and elevator carpets.

G. Three times a year. Dust wall surfaces within 70 inches of the floor, vertical surfaces and under surfaces. Clean metal and marble surfaces in lobbies. Wet mop or scrub garages and loading docks

H. Twice a year. Wash all interior and exterior windows and other glass surfaces. Strip and apply four coats of finish to resilient floors in restrooms. Strip and refinish main corridors and other heavy traffic areas.

I. Annually. Wash all venetian blinds, and dust 6 months from washing. Vacuum or dust all surfaces in the Building more than 70 inches from the floor, including light fixtures. Vacuum all draperies in place. Strip and refinish floors in offices and secondary lobbies and corridors. Shampoo carpets in corridors and lobbies. Clean balconies, ledges, courts, areaways, and flat roofs.

J. Every two years. Shampoo carpets in all offices and other non-public areas.

K. Every five years. Dry clean or wash (as appropriate) all draperies. Lessor shall be responsible for replacing any draperies that are damaged while cleaning.

L. As required. Properly maintain plants and lawns. Provide initial supply, installation, and replacement of light bulbs, tubes, ballasts, and starters. Provide and empty exterior ash cans and clean area of any discarded cigarette butts.

M. Pest control. Control pests as appropriate, using Integrated Pest Management techniques, as specified in the GSA Environmental Management Integrated Pest Management Technique Guide (E402-1001).

6.08 SELECTION OF CLEANING PRODUCTS (OCT 2016)

The Lessor shall use cleaning products (including general purpose cleaners, floor cleaners, hand soap, etc.) that comply with either the Green Seal standard, the UL/EcoLogo standard, EPA's Safer Choice designation, or a substitute acceptable to the LCO. Hand soap products shall also be USDA Certified BioPreferred.

6.09 SELECTION OF PAPER PRODUCTS (APR 2015)

The Lessor shall select paper and paper products (e.g., restroom tissue and paper towels) conforming to the Green Seal Standard (GS-1), or a substitute acceptable to the LCO.

6.10 SNOW REMOVAL (APR 2011)

Lessor shall provide snow removal services for the Government on all days for which this Lease has designated normal hours. Lessor shall clear parking lots if the accumulation of snow exceeds two inches. Lessor shall clear sidewalks, walkways and other entrances before accumulation exceeds 1.5 inches. The snow removal shall take place no later than 5:00 AM, without exception. Should accumulation continue throughout the day, the Lessor shall provide such additional snow removal services to prevent accumulation greater than the maximums specified in this paragraph. In addition to snow removal, the Lessor shall keep walkways, sidewalks and parking lots free of ice during the normal hours. The Lessor shall remove excess buildup of sand and/or ice melt to minimize slipping hazards. If the Building entrance(s) has a northern exposure, then Lessor shall take additional measures to protect the safety of pedestrians.

6.11 MAINTENANCE AND TESTING OF SYSTEMS (SEP 2013)

A. The Lessor is responsible for the total maintenance and repair of the leased Premises. Such maintenance and repairs include the site and private access roads. All equipment and systems shall be maintained to provide reliable, energy efficient service without unusual interruption, disturbing noises, exposure to fire or safety hazards, uncomfortable drafts, excessive air velocities, or unusual emissions of dirt. The Lessor's maintenance responsibility includes initial supply and replacement of all supplies, materials, and equipment necessary for such maintenance. Maintenance, testing, and inspection of appropriate equipment and systems shall be done in accordance with current applicable codes, and inspection certificates shall be displayed as appropriate. Copies of all records in this regard shall be forwarded to the Government's designated representative.

B. At the Lessor's expense, the Government reserves the right to require documentation of proper operations, inspection, testing, and maintenance of fire protection systems, such as, but not limited to, fire alarm, fire sprinkler, standpipes, fire pump, emergency lighting, illuminated exit signs, emergency generator, prior to occupancy to ensure proper operation. These tests shall be witnessed by the Government's designated representative.

6.12 MAINTENANCE OF PROVIDED FINISHES (OCT 2016)

A. Paint, wall coverings. Lessor shall maintain all wall coverings and high performance paint coatings in "like new" condition for the life of the Lease. All painted surfaces shall be repainted at the Lessor's expense, including the moving and returning of furnishings, any time during the occupancy by the Government if the paint is peeling or permanently stained, except where damaged due to the negligence of the Government. All work shall be done during normal working hours as defined elsewhere in this Lease. In addition to the foregoing requirement,

1. Lessor shall repaint common areas at least every three years.

2. Lessor shall perform cyclical repainting of the Space up to four times during the total term, upon Government request. This cost, including the moving and returning of furnishings, as well as disassembly and reassembly of systems furniture per manufacturer's warranty, shall be at the Lessor's expense.

3. Lessor shall repaint poles and lanes in parking lot at least every three years.

4. Lessor shall replace window draperies at least every ten years.

B. Carpet and flooring.

1. Except when damaged by the Government, the Lessor shall repair or replace flooring at any time during the Lease term when:

   a. Backing or underlayment is exposed;
   b. There are noticeable variations in surface color or texture;
   c. It has curls, upturned edges, or other noticeable variations in texture;
   d. Tiles are loose; or,
   e. Tears or tripping hazards are present.

2. Notwithstanding the foregoing, as part of the rental consideration, the Lessor shall replace all carpet and base coving in the Space up to four times during the total term, upon Government request, with a product which meets the requirements in the "Floor Coverings and Perimeters" paragraph in this Lease.

3. Repair or replacement shall include the moving and returning of furnishings, including disassembly and reassembly of systems furniture per manufacturer's warranty, if necessary. Work shall be performed after the normal hours established elsewhere in this Lease.

4. Lessor shall repave the parking lot at least every ten years.

6.13 ASBESTOS ABATEMENT (APR 2011)

If asbestos abatement work is to be performed in the Space after occupancy, the Lessor shall submit to the Government the occupant safety plan and a description of the methods of abatement and re-occupancy clearance, in accordance with OSHA, EPA, DOT, state, and local regulations and guidance, at least 4 weeks prior to the abatement work.

6.14 ONSITE LESSOR MANAGEMENT (APR 2011)

The Lessor shall provide an onsite Building superintendent or a locally designated representative available to promptly respond to deficiencies, and immediately address all emergency situations.

6.15 IDENTITY VERIFICATION OF PERSONNEL (OCT 2016)

A. The Government reserves the right to verify identities of personnel with routine and/or unaccompanied access to the Government's Space, including both pre and post occupancy periods. The Lessor shall comply with the agency personal identity verification procedures below that implement Homeland Security Presidential Directive-12 (HSPD-12), Office of Management and Budget (OMB) guidance M-05-24 and M-11-11, and Federal Information Processing Standards Publication (FIPS PUB) Number 201, as amended. These policies require the Government to conduct background investigations and make HSPD-12 compliant suitability determinations for all persons with routine or unaccompanied access to Government leased Space. By definition, this includes at a minimum each employee of the Lessor, as well as employees of the Lessor's contractors or

subcontractors who will provide building operating services requiring routine access to the Government's leased Space for a period greater than 6 months. The Government may also require this information for the Lessor's employees, contractors, or subcontractors who will be engaged to perform alterations or emergency repairs in the Government's Space.

B. Application Process: The background investigation will be done using the Government's prescribed process. The Lessor must provide information on each of their contractor/personnel meeting the above criteria to the Government, whereupon each identified contractor/personnel will be notified with instructions for completing the identity verification application within a given time frame. The application process will include completing supplemental information forms that must be inputted into the identity verification system in order for the application to be considered complete. Additionally, the Lessor must ensure prompt completion of the fingerprint process for their contractor/personnel. Email notifications will be sent with instructions on the steps to be taken to schedule an appointment for fingerprinting at an approved regional location along with instructions on how to complete the background investigation application.

C. The Lessor must ensure the Lease Contracting Officer (or the Lease Contracting Officer's designated representative) has all of the requested documentation timely to ensure the completion of the investigation.

D. Based on the information furnished, the Government will conduct background investigations. The Lease Contracting Officer will advise the Lessor in writing if a person fails the investigation, and, effective immediately, that person will no longer be allowed to work or be assigned to work in the Government's Space.

E. Throughout the life of the Lease, the Lessor shall provide the same data for any new employees, contractors, or subcontractors who will be assigned to the Government's space in accordance with the above criteria. In the event the Lessor's contractor or subcontractor is subsequently replaced, the new contractor or subcontractor is not required to have persons re-apply who were cleared through this process while associated with the former contractor or subcontractor in accordance with GSA policy. The Lessor shall require each cleared person to re-apply and obtain a new clearance in accordance with GSA policy.

F. The Lessor is accountable for not allowing contractors to start work without the successful completion of the appropriate background investigation as required by GSA policy.

G. Access Card Retrieval/Return: Upon an Entry on Duty notification, the Government will issue a Personal Identity Verification (PIV) credential that is sometimes referred to as a GSA Access card. Lessors are responsible for all PIV credential issued to their contractors/personnel pursuant to this Lease. Lessors are specifically responsible for ensuring that all GSA PIV access cards are returned to the Lease Contracting Officer or their designee whenever their employees or a contractor no longer require access to the Space (such as When no longer needed for contract performance, upon completion of the Contractor employee's employment, and upon contract completion or termination). Additionally, the Lessor must notify the Lease Contracting Officer or their designee whenever a GSA PIV Access card is lost or stolen in which event the Lessor may be responsible for reimbursing the Government for replacement credentials at the current cost per PIV HSPD12 credential. Unreturned PIV Access cards will be considered as lost or stolen cards.

H. The Government reserves the right to conduct additional background checks on Lessor personnel and contractors with routine access to Government leased Space throughout the term of the Lease to determine who may have access to the Premises.

I. The Lease Contracting Officer may delay final payment under a contract if the Contractor fails to comply with these requirements.

J. The Lessor shall insert this paragraph in all subcontracts when the subcontractor is required to have physical access to a federally controlled facility or access to a federal information system.

6.16 SCHEDULE OF PERIODIC SERVICES (JUN 2012)

Within **60** days after occupancy by the Government, the Lessor shall provide the LCO with a detailed written schedule of all periodic services and maintenance to be performed other than daily, weekly, or monthly.

6.17 LANDSCAPING (OCT 2016)

A. Landscape management practices shall prevent pollution by:

1. Employing practices which avoid or minimize the need for fertilizers and pesticides;
2. Prohibiting the use of the 2,4-Dichlorophenoxyacetic Acid (2,4-D) herbicide and organophosphates; and
3. Composting/recycling all yard waste.

B. The Lessor shall use landscaping products with recycled content as required by EPA's CPG for landscaping products. Refer to EPA's CPG web site, HTTPS://WWW.EPA.GOV/SMM/COMPREHENSIVE-PROCUREMENT-GUIDELINE-CPG-PROGRAM

C. INTENTIONALLY DELETED

6.18 LANDSCAPE MAINTENANCE (APR 2011)

Landscape maintenance shall be performed during the growing season at not less than a weekly cycle and shall consist of watering, weeding, mowing, and policing the area to keep it free of debris. Pruning and fertilization shall be done on an as-needed basis. In addition, dead, dying, or damaged plants shall be replaced.

6.19 RECYCLING (JUN 2012)

A. For Leases greater than 10,000 rentable SF, with a Lease term greater than six months, the Lessor shall establish a recycling program for (at a minimum) paper, corrugated cardboard, glass, plastics, and metals where local markets for recovered materials exist.

B. Where state or local law, code, or ordinance requires recycling programs for the Premises, Lessor shall comply with such state and/or local law, code, or ordinance.

C. When implementing any recycling program, the Lessor shall provide an easily accessible, appropriately sized area (2 SF per 1,000 SF of Building gross floor area) that serves the Space for the collection and storage of materials for recycling. Telecom rooms are not acceptable as recycling space. During the Lease term, the Lessor agrees, upon request, to provide the Government with additional information concerning recycling programs maintained in the Building and in the Space.

6.20 RANDOLPH-SHEPPARD COMPLIANCE (SEP 2013)

During the term of the Lease, the Lessor may not establish vending facilities within the leased Space that will compete with any Randolph-Sheppard vending facilities.

6.21 SAFEGUARDING AND DISSEMINATION OF SENSITIVE BUT UNCLASSIFIED (SBU) BUILDING INFORMATION (OCT 2017)

This paragraph applies to all recipients of SBU Building information, including, bidders, awardees, contractors, subcontractors, Lessors, suppliers, and manufacturers.

A. MARKING SBU. Contractor-generated documents that contain Building information must be reviewed by GSA to identify any SBU content, before the original or any copies are disseminated to any other parties. If SBU content is identified, the LCO may direct the contractor, as specified elsewhere in this contract, to imprint or affix SBU document markings to the original documents and all copies, before any dissemination.

B. AUTHORIZED RECIPIENTS. Building information considered SBU must be protected with access strictly controlled and limited to those individuals having a need to know such information. Those with a need to know may include Federal, state, and local government entities, and nongovernment entities engaged in the conduct of business on behalf of or with GSA. Nongovernment entities may include architects, engineers, consultants, contractors, subcontractors, suppliers, and others submitting an offer or bid to GSA or performing work under a GSA contract or subcontract. Contractors must provide SBU Building information when needed for the performance of official Federal, state, and local government functions, such as for code compliance reviews and for the issuance of Building permits. Public safety entities such as fire and utility departments may require access to SBU Building information on a need to know basis. This paragraph must not prevent or encumber the dissemination of SBU Building information to public safety entities.

C. DISSEMINATION OF SBU BUILDING INFORMATION:

1. BY ELECTRONIC TRANSMISSION. Electronic transmission of SBU information outside of the GSA firewall and network must use session (or alternatively file encryption). Sessions (or files) must be encrypted with an approved NIST algorithm, such as Advanced Encryption Standard (AES) or Triple Data Encryption Standard (3DES), in accordance with Federal Information Processing Standards Publication (FIPS PUB) 140-2, Security Requirements for Cryptographic Modules. Encryption tools that meet FIPS 140-2 are referenced on the NIST web page found at the following URL: http://csrc.nist.gov/groups/STM/cmvp/documents/140-1/1401vend.htm. All encryption products used to satisfy the FIPS 140-2 requirement should have a validation certificate that can be verified at the http://csrc.nist.gov/groups/STM/cmvp/validation.html#02. (Not all vendors of security products that claim conformance with FIPS 140-2 have validation certificates.) Contractors must provide SBU Building information only to authorized representatives of state, Federal, and local government entities and firms currently registered as "active" in the SAM database at https://www.acquisition.gov that have a need to know such information. If a subcontractor is not registered in SAM and has a need to possess SBU Building information, the subcontractor shall provide to the contractor its DUNS number or its tax ID number and a copy of its business license.

2. BY NON-ELECTRONIC FORM OR ON PORTABLE ELECTRONIC DATA STORAGE DEVICES. Portable electronic data storage devices include but are not limited to CDs, DVDs, and USB drives. Non-electronic forms of SBU Building information include paper documents.

a. By mail. Utilize only methods of shipping that provide services for monitoring receipt such as track and confirm, proof of delivery, signature confirmation, or return receipt.

b. In person. Contractors must provide SBU Building information only to authorized representatives of state, Federal, and local government entities and firms currently registered as "active" in the SAM database that have a need to know such information.

3. RECORD KEEPING. Contractors must maintain a list of the state, Federal, and local government entities and the firms to which SBU is disseminated under sections C1 and C2 of this paragraph. This list must include at a minimum

a. The name of the state, Federal, or local government entity or firm to which SBU has been disseminated;

b. The name of the individual at the entity or firm who is responsible for protecting the SBU Building information, with access strictly controlled and limited to those individuals having a need to know such information;

c. Contact information for the named individual; and

d. A description of the SBU Building information provided.

Once work is completed, or for leased Space with the submission of the as built drawings, the contractor must collect all lists maintained in accordance with this paragraph, including those maintained by any subcontractors and suppliers, and submit them to the LCO.

D. RETAINING SBU DOCUMENTS. SBU Building information (both electronic and paper formats) must be protected, with access strictly controlled and limited to those individuals having a need to know such information.

E. DESTROYING SBU BUILDING INFORMATION. SBU Building information must be destroyed such that the marked information is rendered unreadable and incapable of being restored, or returned to the LCO, when no longer needed, in accordance with guidelines provided for media sanitization available at http://csrc.nist.gov/publications/PubsTC.html#Forensics. At the Web site, locate SP 800-88, Guidelines for Media Sanitization, available at HTTP://CSRC.NIST.GOV/PUBLICATIONS/NISTPUBS/800-88/NISTSP800-88_REV1.PDF.and click on the file name NISTSP800-88_REV1.pdf. From there, you can choose to "Save" or "Download" the file. If SBU Building information is not returned to the LCO, examples of acceptable destruction methods for SBU Building information are burning or shredding hardcopy; physically destroying portable electronic storage devices such as CDs, DVDs,.and USB drives; deleting and removing files from electronic recycling bins; and removing material from computer hard drives using a permanent-erase utility such as bit-wiping software or disk crushers.

F. NOTICE OF DISPOSAL. The contractor must notify the LCO that all SBU Building information has been destroyed, or returned to the LCO, by the contractor and its subcontractors or suppliers in accordance with section (e) of this paragraph, with the exception of the contractor's record copy. This notice must be submitted to the LCO at the completion of the contract in order to receive final payment. For Leases, this notice must be submitted to the LCO at the completion of the Lease term.

G. INCIDENTS. All improper disclosures of SBU Building information must be reported immediately to the LCO and the GSA Incident Response Team Center at gsa-ir@gsa.gov. If the contract provides for progress payments, the LCO may withhold approval of progress payments until the contractor provides a corrective action plan explaining how the contractor will prevent future improper disclosures of SBU Building information. Progress payments may also be withheld for failure to comply with any provision in this paragraph until the contractor provides a corrective action plan explaining how the contractor will rectify any noncompliance and comply with the paragraph in the future.

H. SUBCONTRACTS. The Contractor must insert the substance of this paragraph in all subcontracts.

6.22 INDOOR AIR QUALITY (OCT 2016)

A. The Lessor shall control airborne contaminants at the source and/or operate the Space in such a manner that the GSA indicator levels for asbestos, mold, carbon monoxide (CO), carbon dioxide (CO2), and formaldehyde are not exceeded. The indicator levels for office areas shall be: Asbestos 70 s/mm2; mold (see paragraph entitled "Mold"); CO 9 ppm; CO2 700 ppm above outdoor air; formaldehyde 0.016 ppm.

B. The Lessor shall use available odor-free or low odor products when applying paints, glues, lubricants, and similar wet products. When such equivalent products are not available, lessor shall use the alternate products outside normal working hours. Except in an emergency, the Lessor shall provide at least 72 hours advance notice to the Government before applying chemicals or products with noticeable odors in occupied Spaces and shall adequately ventilate those Spaces during and after application.

C. The Lessor shall serve as first responder to any occupant complaints about indoor air quality (IAQ). The Lessor shall promptly investigate such complaints and implement the necessary controls to address each complaint. Investigations shall include testing as needed, to ascertain the source and severity of the complaint.

D. The Government reserves the right to conduct independent IAQ assessments and detailed studies in Space that it occupies, as well as in space serving the Space (e.g., common use areas, mechanical rooms, HVAC systems, etc.). The Lessor shall assist the Government in its assessments and detailed studies by:

1. Making available information on Building operations and Lessor activities;
2. Providing access to Space for assessment and testing, if required; and
3. Implementing corrective measures required by the LCO.

E. The Lessor shall provide to the Government safety data sheets (SDS) upon request for the following products prior to their use during the term of the Lease: adhesives, caulking, sealants, insulating materials, fireproofing or firestopping materials, paints, carpets, floor and wall patching or leveling materials, lubricants, clear finish for wood surfaces, janitorial cleaning products, pesticides, rodenticides, and herbicides. The Government reserves the right to review such products used by the Lessor within:

1. The Space;
2. Common Building areas;
3. Ventilation systems and zones serving the Space; and
4. The area above suspended ceilings and engineering space in the same ventilation zone as the Space.

F. Where hazardous gasses or chemicals (any products with data in the Health and Safety section of the SDS sheets) may be present or used, including large-scale copying and printing rooms, segregate areas with deck-to-deck partitions with separate outside exhausting at a rate of at least 0.5 cubic feet per minute per SF, no air recirculation. The mechanical system must operate at a negative pressure compared with the surrounding spaces of at least an average of 5 Pa (pascal) (0.02 inches of water gauge) and with a minimum of 1 Pa (0.004 inches of water gauge) when the doors to the rooms are closed.

6.23 RADON IN AIR (OCT 2016)

If Space planned for occupancy by the Government is on the second floor above grade or lower, the Lessor shall, prior to occupancy, test the leased Space for 2 days to 3 days using charcoal canisters. The Lessor is responsible to provide Space in which radon levels in air are below the GSA action

levels of 4 picoCuries per liter (pCi/L) for childcare and 25 pCi/L for all other space. After the initial testing, a follow-up test for a minimum of 90 days using alpha track detectors shall be completed. For further information on radon, go to: HTTPS://WWW.EPA.GOV/RADON .

6.24 INTENTIONALLY DELETED

6.25 HAZARDOUS MATERIALS (SEP 2013)

A. The leased Space shall be free of hazardous materials, hazardous substances, and hazardous wastes, as defined by and according to applicable Federal, state, and local environmental regulations. Should there be reason to suspect otherwise, the Government reserves the right, at Lessor's expense, to require documentation or testing to confirm that the Space is free of all hazardous materials.

B. Lessor shall, to the extent of its knowledge, notify Government of the introduction of any hazardous materials onto the Property by Lessor or others, including but not limited to, co-tenants occupying Space in the Building.

6.26 MOLD (OCT 2016)

A. Actionable mold is airborne mold of types and concentrations in excess of that found in the local outdoor air or non-problematic control areas elsewhere in the same building.

B. The Lessor shall provide Space to the Government that is free from ongoing water leaks or moisture infiltration. The Space and ventilation zones serving the Space shall also be free of visible mold or actionable airborne mold.

C. Following a flood, plumbing leak or heavy rain whereby the Government Space or air zones serving the Space may have become moisture damaged, the Lessor shall immediately repair any leakage sources and remediate the moisture damage. Whenever moisture damage or infiltration persists such that: mold is visible, mold odors are present, or occupants register complaints about mold, the Lessor shall employ a board-certified, industrial hygienist or equivalently qualified consultant to inspect and evaluate the Space and air zones serving the Space for visible and/or actionable mold presence; inspection shall take place no later than 15 calendar days following identification of a potential mold issue as described above. The Lessor shall promptly furnish these inspection results to the Government. The Lessor shall safely remediate all visible moldy and/or water damaged materials identified by the consultant using a qualified remediation contractor following the methods identified in "Mold Remediation in Schools and Commercial Buildings" (EPA 402-K-01-001, March 2001). Remediation shall also remove actionable mold levels. Remediation shall be completed within a time frame acceptable to the Lease Contracting Officer which shall be no later than 90 calendar days following confirmation of the presence of actionable mold.

D. The presence of actionable mold in the Premises may be treated as a Casualty, as determined by the Government, in accordance with the Fire and Other Casualty clause contained in the General Clauses of this Lease. In addition to the provisions of the Fire and Other Casualty clause of this Lease, should a portion of the Premises be determined by the Government to be un-tenantable due to an act of negligence by the Lessor or his agents, the Lessor shall provide reasonably acceptable alternative Space at the Lessor's expense, including the cost of moving, and any required alterations.

6.27 OCCUPANT EMERGENCY PLANS (SEP 2013)

The Lessor is required to cooperate, participate and comply with the development and implementation of the Government's Occupant Emergency Plan (OEP) and if necessary, a supplemental Shelter-in Place (SIP) Plan. Periodically, the Government may request that the Lessor assist in reviewing and revising its OEP and SIP. The Plan, among other things, must include an annual emergency evacuation drill, emergency notification procedures for the Lessor's Building engineer or manager, Building security, local emergency personnel, and Government agency personnel.

6.28 FLAG DISPLAY (OCT 2016)

If the Lessor has supplied a flagpole on the Property as a requirement of this Lease, the Lessor shall be responsible for flag display on all workdays and Federal holidays. The Lessor may illuminate the flag in lieu of raising and lowering the flag daily. The Lessor shall register with the Federal Protective Service (FPS) MegaCenter in order to receive notifications regarding when flags shall be flown at half-staff, as determined by Executive Order.

SECTION 7 ADDITIONAL TERMS AND CONDITIONS

7.01 SECURITY REQUIREMENTS (OCT 2016)

The Lessor agrees to the requirements of Federal Security Level IV attached to this Lease.

7.02 DAYTIME CLEANING

It is mutually agreed that daytime cleaning is required and the tenant agency personnel must be present in the office while the space is cleaned.

7.03 COMPLIANCE

The Lessor will comply with all construction and development requirements of Springfield, IL. Furthermore, the Lessor will meet all Fire and Life Safety requirements as stated in the RLP and Lease contract, along with meeting all local codes specified in local standards.

7.04 HAZARDOUS WASTES

The Lessor shall be prepared to and shall properly dispose of any inert wastes or hazardous waste and toxic substances which are discovered on the site in accordance with Federal Regulations (40 CFR 261-268) and all other applicable Federal, State and Local laws at no additional cost to the Government.

7.05 BUILDING SYSTEM MANUALS

Upon space acceptance, the Lessor shall provide the GSA with copies (hard and electronic (pdf) preferred) of all instruction manuals, warranties, and maintenance schedules for all building systems, including but not limited to roof, elevators, furnace, HVAC units, etc.

7.06 CLEARANCES

It is mutually agreed that personnel providing any services including cleaning and construction personnel, may need additional security clearances from GSA, FPS or the tenant agency.

7.07 CONTRACTING OFFICER

The Contracting Officer represents the General Services Administration as an agent with authority to enter into the Lease on behalf of the Government and execute this document in his/her official capacity only and not as an individual.

7.08 RESPONSIBILITY

The Government assumes no responsibility for any conclusions or interpretations made by the Lessor based on information made available by the Government and/or its contractors. Nor does the Government assume responsibility for any understanding reached or representation made concerning conditions which can affect the work by any of its officers or agents before execution of this contract unless that understanding or representation is expressly stated in the Lease contract.

7.09 TERMS AND CONDITIONS

It is agreed to by the parties hereto that all the terms and conditions of this Lease as expressly contained herein represent the total obligations of the Lessor and the Government. Any agreements, written or oral, between the Lessor and the Government prior to execution of this Lease are neither applicable nor binding. This agreement may be amended only by written instrument executed by the Lessor and the Government.

7.10 OVERTIME SNOW REMOVAL RATES FOR WEEKENDS AND HOLIDAYS

A. The following rates shall apply in the application of the paragraph titled "Weekend and Holiday Snow Removal Usage:"

- (b) (4) per push/request for Zone A (Refer to Exhibit B: Parking Plan)
- (b) (4) per push/request for Zone B (Refer to Exhibit B: Parking Plan)
- (b) (4) per push/request for Zone C (Refer to Exhibit B: Parking Plan)
- No. of zones (b) (4)

(b) (4) per hour for the entire Space.

7.11 WEEKEND AND HOLIDAY SNOW REMOVAL USAGE (JUN 2012)

D. If there is to be a charge for snow removal outside of the Building's normal working days, such services shall be provided at the rates set forth elsewhere in the Lease. Overtime usage services may be ordered by the Government's authorized representative only.

E. When the cost of service is $3,000 or less, the service may be ordered orally. An invoice shall be submitted to the official placing the order for certification and payment. Orders for services costing more than $3,000 shall be placed using GSA Form 300, Order for Supplies or Services, or other approved service requisition procurement document. An invoice conforming to the requirements of this Lease shall be submitted to the official placing the order for certification and payment.

F. Failure to submit a proper invoice within 120 days of providing overtime utilities shall constitute a waiver of the Lessor's right to receive any payment for such overtime utilities pursuant to this Lease.

7.12 MODIFIED LEASE PARAGRAPHS (OCT 2016)

The following paragraphs have been modified in this Lease:

6.07

6.10

6.12

6.18

(b) (4)

[redacted]

1ST FLOOR PLAN
SCALE 1/16" = 1'-0"

GSF	36,747 SF
RSF	33,630 SF
USF	31,895 SF

NOTE:
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OWNER:
CARNEGIE
MANAGEMENT AND DEVELOPMENT CORPORATION
27500 DETROIT ROAD SUITE 300
WESTLAKE, OHIO 44145
(440) 808-8800 PHONE
(440) 808-8808 FAX

DESIGNER:

STAMP:

DATE:

REVISION:

NAME: SPRINGCAR CO.
ADDRESS: 900 E. LINTON AVE.
CITY: SPRINGFIELD, IL
ZIP CODE: 62703 PHONE:

Date: 5/21/2018
Scale: AS NOTED
Drawn By: RJP
Sales Rep:
Drawing: 1/3

LESSOR: GOVERNMENT

G:\PROJECTS\Springcar\PLANNING AND DESIGN\5322\floor1.dwg, ARCH D, 3/22/2018 10:37:40 AM

GS-05P-LIL00069 Exhibit A: Floor Plans

(b) (4)

[redacted]

2ND FLOOR PLAN
SCALE $\frac{1}{16}$" = 1'-0"

GSF	32,932 SF
RSF	32,308 SF
USF	30,164 SF

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NAME: SPRINGCAR CO.
ADDRESS: 900 E. LINTON AVE.
CITY: SPRINGFIELD, IL
ZIP CODE: 62703 PHONE:

Date: 5/21/2018
Scale: AS NOTED
Drawn By: RJP
Sales Rep:
Drawing: 1/3

OWNER:
CARNEGIE
MANAGEMENT AND DEVELOPMENT CORPORATION
27500 DETROIT ROAD SUITE 300
WESTLAKE, OHIO 44145
[440] 888-8800 PHONE
[440] 888-8804 FAX

DESIGNER:

STAMP:

DATE:

REVISION:

LESSOR: ____ GOVERNMENT: ____

GS-05P-LIL00069 Exhibit A: Floor Plans

G:\PROJECTS\Springcar\PLANNING AND DESIGN\1512x\Floor2.dwg, ARCH D, 5/22/2018 10:25:52 AM

(b) (4)

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(b) (4)

[Name] Field Division
PROGRAM OF REQUIREMENTS FOR NEW FIELD OFFICE CONSTRUCTION

FOR REQUEST FOR LEASE PROPOSAL NUMBER XXXXXXX
XXX XX, 2017

(b) (4)

This POR provides specific agency requirements, which may be complementary, more specific, or more stringent than those of the Request for Lease Proposal (RLP)/Lease minimum requirements, and is intended to give the Offerors additional information from which to develop their design to be fully compliant with the RLP/Lease. In case of conflict between requirements of the RLP/Lease and POR, the requirements of this POR shall take precedence.

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U. S. General Services Administration

TABLE OF CONTENTS

1.0 DESIGN OVERVIEW 7

1.1 PROGRAM GENERAL 7
1.2 HOW TO USE THIS POR 8
1.3 PROGRAM OVERVIEW 10
1.4 SPACE FLEXIBILITY 10
1.5 PROGRESSIVE WORKPLACE ENVIRONMENT DESIGN 11
1.6 SEISMIC SAFETY 11
1.7 DURABILITY/MAINTAINABILITY/SUSTAINABILITY 11
1.8 FACADE GLAZING 11

2.0 CODE AND STANDARDS 12

2.1 GENERAL 12
2.2 CODES AND STANDARDS 12

3.0 PROCEDURES 15

3.1 SECURITY CLEARANCE REQUIREMENTS 15
3.2 DRAWINGS: POST AWARD 17
3.3 DESIGN INTENT DRAWINGS (DID): POST AWARD 17
3.4 CONSTRUCTION DOCUMENTS: POST AWARD 19
3.5 DOCUMENT SUBMISSION REQUIREMENTS 20
3.6 COST DOCUMENTATION: POST AWARD 21
3.7 CONSTRUCTION SCHEDULE: POST AWARD 22
3.8 CONSTRUCTION INSPECTION 22
3.9 MEETINGS 23
3.10 SUBMITTALS 23
3.11 DOCUMENT SECURITY 23

4.0 GENERAL REQUIREMENTS 25

4.1 FLOOR PLATE DESIGN REQUIREMENTS 25
4.2 NETWORK CABLING 25
4.3 FURNISHINGS AND FITNESS EQUIPMENT 26
4.4 SITE ENTRANCES 29
4.5 SITE PLANNING 29
4.6 PARKING 33
4.7 VISITOR SCREENING FACILITY 35
4.8 RECEIVING AREA 37
4.9 DISINTEGRATOR SYSTEM 38
4.10 BUILDING ENTRANCES 39
4.11 LANDSCAPING 39
4.12 ANNEX 40

5.0 ARCHITECTURAL 41

5.1 DOORS, DOOR FRAMES, & HARDWARE 41
5.2 WINDOWS 45
5.3 WALLS 47
5.4 MILLWORK 48

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5.5 FINISHES 48
5.6 CEILINGS & VERTICAL CLEARANCES 48
5.7 CARPET 49
5.8 SPECIALTY FLOORING 49
5.9 PAINT 51
5.10 WINDOW COVERINGS 51
5.11 SIGNAGE 51
5.12 SPECIALTIES 52
5.13 FLOOR LOADING DESIGN CRITERIA 53

6.0 MECHANICAL 55

6.1 DESIGN INTENT 55
6.2 DEFINITIONS 55
6.3 APPLICABLE DOCUMENTS 56
6.4 HVAC 56
6.5 VERIFICATION 62
6.6 COMMISSIONING 63
6.7 NOT USED 63

7.0 ELECTRICAL 64

7.1 ELECTRICAL GENERAL 64
7.2 UTILITY GENERAL 64
7.3 POWER GENERAL 65
7.4 GROUND BUS SYSTEM 66
7.5 DATA CABLING DISTRIBUTION SYSTEM 66
7.6 ELECTRICAL, TELEPHONE, DATA FOR OPEN WORKSTATION FURNITURE 67
7.7 TELECOMMUNICATIONS SYSTEM 68
7.8 DATA DISTRIBUTION 69
7.9 CABLING DESIGN, PROCUREMENT, INSTALLATION, AND SECURITY ELECTRONICS 69
7.10 ELECTRONIC SIGNAL EQUIPMENT 72
7.11 ROOFTOP ANTENNA PROVISIONS 73
7.12 PROTECTED DISTRIBUTION SYSTEM 74
7.13 SHIELDED ISOLATED TRANSFORMERS 75
7.14 EMERGENCY AND ESSENTIAL POWER 75
7.15 INTERIOR CONDUIT AND SLEEVES 78
7.16 PAGING SYSTEM 79
7.17 GROUNDING, SURGE AND LIGHTNING PROTECTION 80
7.18 LIGHTING 81
7.19 SITE CONDUIT 83
7.20 ACCESS CONTROL SYSTEM 84
7.21 SOUND MASKING SYSTEM 84
7.22 ELEVATORS 85

8.0 NOT USED 86

9.0 LIFE SAFETY 87

9.1 SERVICES OF A REGISTERED FIRE PROTECTION ENGINEER 87
9.2 AUTOMATIC FIRE SPRINKLER SYSTEM 88
9.3 FIRE PROTECTION AND LIFE SAFETY 88

10.0 SECURITY 91

10.1 GENERAL 91

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10.2 ENTRY SECURITY: PUBLIC LOBBIES/ENTRANCES/EXITS 91
10.3 PHYSICAL SECURITY COUNTERMEASURES 91
10.4 HYDRAULIC VEHICLE BARRIERS (HVB'S) 93
10.5 HYDRAULIC VEHICLE BARRIER (HVB) SEQUENCE OF OPERATIONS 94
10.6 BLAST PROTECTION 95
10.7 EXTERIOR WINDOWS 96
10.8 RF SHIELDING, BUILDING ENVELOPE 97
10.9 SPEAKERS 98
10.10 MANBARS 98
10.11 FIRE DEPARTMENT ACCESS 98
10.12 LANDSCAPING 98
10.13 CONSTRUCTION SITE SECURITY REQUIREMENTS AND PROCEDURES 98

11.0 RATIO BASED REQUIREMENTS 103

11.1 GENERAL 103
11.2 ARCHITECTURAL 103
11.3 ELECTRICAL 104

12.0 SPECIAL ELECTRICAL REQUIREMENTS 106

12.1 SHIELDED POWER RISER, ELECTRICAL POWER LOADS 106
12.2 ESSENTIAL POWER, PANEL LOAD TABLE 106
12.3 MINIMUM STANDBY GENERATOR CAPACITY 106
12.4 UPS REQUIREMENTS FOR ROOM 100 106
12.5 UPS POWER REQUIREMENTS FOR ROOM 96 AND 98 106
12.6 CHARGING STATION IN PARKING STRUCTURE 107
12.7 ESSENTIAL POWER 107

13.0 DIAGRAMS 108

13.1 SITE: "PRIMARY SITE ENTRANCE" (PSE) CONCEPTUAL LAYOUT 108
13.2 SITE: "SECONDARY SITE ENTRANCE" (SSE) CONCEPTUAL LAYOUT 109
13.3 SITE: "VISITOR SCREENING FACILITY" (VSF) CONCEPTUAL LAYOUT 110
13.4 SITE: "VISITOR PARKING AREA" CONCEPTUAL LAYOUT 111
13.5 SITE: "RECEIVING AREA" CONCEPTUAL LAYOUT 112
13.6 WALL TYPE A1: CEILING HIGH 113
13.7 WALL TYPE A1S: CEILING HIGH WITH SOUND INSULATION 114
13.8 WALL TYPE A2: BULLET RESISTANT 115
13.9 WALL TYPE A3: SECURED STORAGE 116
13.10 WALL TYPE A4: SLAB-TO-SLAB 117
13.11 WALL TYPE A5/A5A: ACOUSTICAL 118
13.12 WALL TYPE A5S: ACOUSTICAL - STC-50 119
13.13 WALL TYPE A6: ACOUSTICAL - STC-45 WITH RFOIL 120
13.14 WALL TYPE A6C: ACOUSTICAL STC-45 RATED EXTERIOR (SHELL) WALL 121
13.15 WALL TYPE A7: PERIMETER WALL 122
13.16 WALL TYPE A8: VAULT WALL 123
13.17 WALL TYPE A9/A9A: CONCRETE MASONRY UNIT – WITH ONE SIDE OCCUPIED 124
13.18 DETAIL: Z-DUCT MINIMUM REQUIREMENTS 125
13.19 DETAIL: MANBAR ELEVATION 126
13.20 DETAIL: MANBAR SECTION 127
13.21 DETAIL: HANDCUFF BAR 128
13.22 THRU WALL SLEEVES AT CABLE TRAY 129
13.23 ELECTRICAL: HF ROOF ANTENNA DETAILS 130

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13.24 SPECIAL: SAMPLE DID LEGEND 131
13.25 SPECIAL: "ROOM 85 MILLWORK" DETAILS 132
13.26 ROOM 7-91A MONITOR WALL LAYOUT 133
13.27 SCIF CABINET 134
13.28 RECEPTION COUNTER 135
13.29 GROUND BAR ASSEMBLY 136
13.30 CABLE TRAY LAYOUT 137
13.31 ACCESS CONTROL FACILITY (CONSTRUCTION TRAILER) TYPICAL LAYOUT 138
13.32 EXECUTIVE SUITE CONCEPTUAL LAYOUT – CORNER 139
13.33 EXECUTIVE SUITE CONCEPTUAL LAYOUT – MIDDLE 140
13.34 EVIDENCE PROCESSING ROOM – PLAN 141
13.35 EVIDENCE PROCESSING ROOM – ELEVATIONS 142

14.0 APPENDIX 1: ROOM DATA MATRIX (PROVIDED SEPARATELY) 143

15.0 APPENDIX 2: ROOM DATA MATRIX LEGEND 144

ARCHITECTURAL 144

15.1 WINDOWS 144
15.2 SCIF 144
15.3 WALL TYPE 146
15.4 SOUND ISOLATION 146
15.5 DOOR TYPE 147
15.6 DOOR CONDUIT CONDITION 148
15.7 HARDWARE FUNCTION 149
15.8 SPECIAL LOCK 149
15.9 ACCESS CONTROL 149
15.10 SPECIAL FLOOR FINISH 149
15.11 MILLWORK & PLUMBING 150
15.12 HEAVY FLOOR LOADING (250 LB) 153
15.13 SPECIAL ARCHITECTURAL 153
15.14 EARLY ACCESS ROOM 160

MECHANICAL 160

15.15 ADDITIONAL COOLING (W/SF) 160
15.16 24/7 HVAC 160
15.17 SPECIAL HVAC 161
15.18 INTERMEDIATE SPRINKLER HEAD 162

ELECTRICAL 163

15.19 ESSENTIAL POWER 163
15.20 CATV & RADIO 163
15.21 SPECIAL CONDUIT 164
15.22 SPECIAL ELECTRICAL 164

16.0 APPENDIX 3: UNIT PRICE MATRIX 172

17.0 APPENDIX 4: PRE-ACCEPTANCE SEQUENCE OF EVENTS 177

17.1 GENERAL: 177
17.2 EARLY ACCESS ROOM PUNCH 177
17.3 50% SECURITY OBSERVATION 178
17.4 GENERATOR LOAD BANK TESTING 178
17.5 PRE-FURNITURE INSTALLATION PUNCH 179

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17.6 ABOVE-CEILING OBSERVATION 180
17.7 BUILDING AUTOMATION SYSTEM (BAS) & HVAC DEMONSTRATIONS: 181
17.8 ESSENTIAL POWER 184
17.9 LIGHTING CONTROL SYSTEM 185
17.10 PUBLIC ADDRESS (PA) SYSTEM 185
17.11 UNINTERRUPTABLE POWER SUPPLY (UPS) 185
17.12 BARRIER AND GATE TESTING 186
17.13 90% SECURITY OBSERVATION 187
17.14 FIRE & LIFE SAFETY PUNCH 188
17.15 ARCHITECTURAL PUNCH 188
17.16 FURNITURE INSTALLATION PUNCH 189
17.17 LESSOR PREPARATION FOR FINAL ACCEPTANCE 189
17.18 FINAL TENANT ACCEPTANCE (WEEK OF FINAL ACCEPTANCE) 190
17.19 POST-OCCUPANCY VERIFICATION AND ACCREDITATION 191
17.20 MOCK-UP REQUIREMENTS 192

18.0 APPENDIX 5: FURNITURE SPECIFICATION GUIDE FOR FIELD OFFICES (PROVIDED UPON LEASE AWARD) 194

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1.0 DESIGN OVERVIEW

1.1 PROGRAM GENERAL

A. In principal this Program of Requirements (POR) is cumulative and presents the requirements in a sequence from the general to the specific. The requirements shall be treated as complementary to one another and not necessarily where one may take precedence over the other. Each provides a prescriptive approach to the design requirements for the Field Office facility.

B. This document along with the RLP and the Lease represents the Government's detailed design requirements for the proposed field office to the extent such requirements can be documented in the absence of a design to graphically illustrate the requirements. They capture the information that is of foremost importance to the Government for the design of a fully functional field office. The Government believes these documents are thorough, of high quality, and are as complete as can reasonably be expected for use in a Finance/Design/Build/Operate approach.

C. The Government recognizes that Design Requirements alone, no matter how well prepared, cannot and need not convey all the information that should reasonably be understood by experienced design teams in order to design the field office. Further, they cannot anticipate or regulate every variable of a design approach that is developed during the procurement process. Therefore, the Government expects the design team, having the knowledge and expertise of these facilities, to interpret the intent of the Design Requirements correctly, and shall supplement these documents with their expertise in order to achieve a complete, high quality, and fully functional design.

D. The project design and its ultimate implementation shall be complete in every way, and shall provide the durability, serviceability, sustainability, and full functionality anticipated by the requirements within the RLP, Lease, and POR for the contracted term, notwithstanding that all the technical requirements or arrangement of any component of the facility may not have been completely described.

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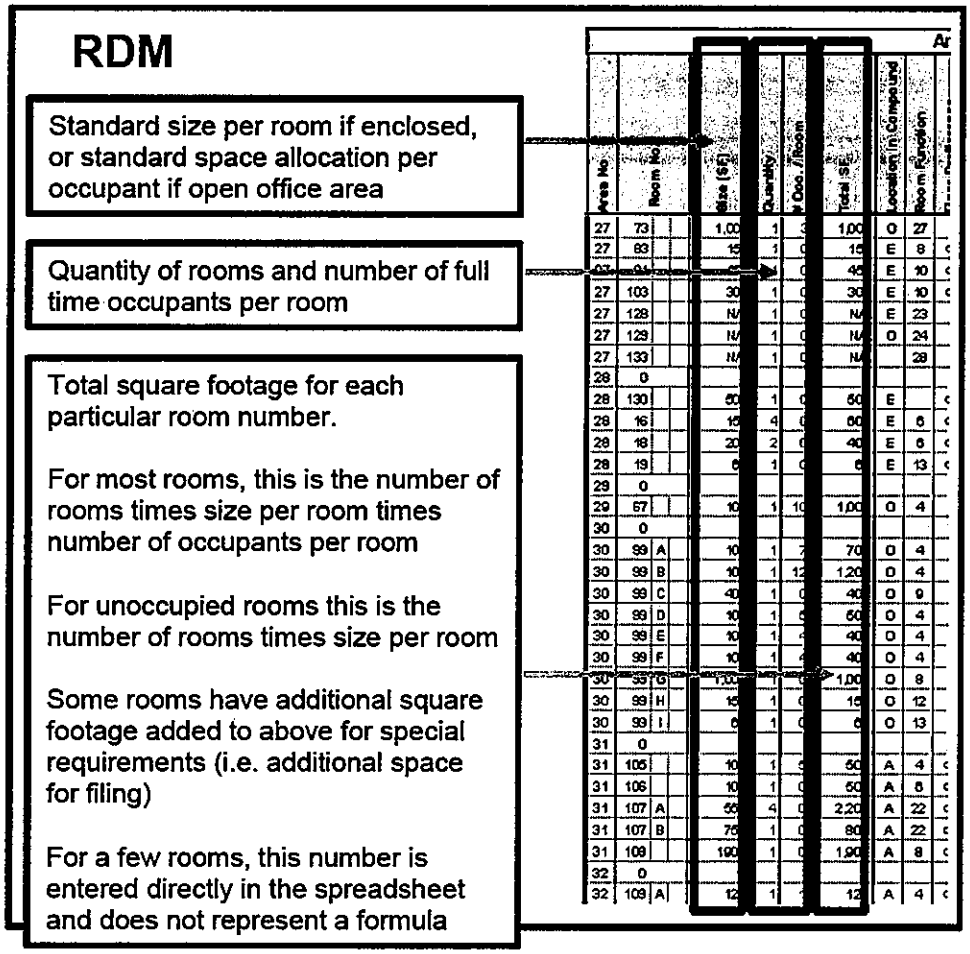
1.2 HOW TO USE THIS POR

A. The Agency specific requirements of the tenant, which amplify or modify the standard requirements outlined in the RLP, are promulgated via this POR. The POR contains the Agency specific general requirements which apply to the overall project. The Room Data Matrix (RDM) in Appendix 1 of the POR is a matrix summary of requirements for each room within the campus which are defined in detail and keyed from the Room Data Matrix Legend (RDML) in Appendix 2. All room square footages noted in the RDM and RDML are net (inside face of partition to inside face of partition) for each room or area. The POR, RDM, and RDML are complementary and shall be considered together in order to arrive at the complete Agency specific requirements for the project.

B. Below are three diagrams that illustrate the information contained within the POR, RDM, and RDML. Diagram 1.2.C Describes the square footage information provided in the RDM. Diagram 1.2.D illustrates the relationship of the RDM to the RDML. Diagram 1.2.E illustrates the relationship of the RDM, RDML, and POR.

C.



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D.

RDM

Floor No.	Room No.	Room (SF)	Quantity	Room Function	Sub SF	Location in Campus	Room Function	Floor Preference	Window preference	SWE	Wall Type	Sound Isolation	Door Type	Hardware Function	Special Lock	Access Control	Handicap Bar	Special Floor Finish	Millwork & Plumbing	Heavy loading (200 LB)	Special Architectural	Early Access Room	Additional cooling	24/7 HVAC-D	24/7 HVAC-OD	Special HVAC	Thermostatic Specialist	Essential Power	CATV	Radio	Public Address	Special Conduit
						Architectural																	Mech				Elec					
1	0																															
1	1	375	1		375	0	1	1	W		S	X	1	3			1					1		X			1	1	R			
1	2	400	1		400	0	1	1	W		S	X	1	3			1					2		X				1	R			
1	3	300	1		300	0	0	1	W	X	0	X	1	0	HF		1					3		X			1					
1	4	200	1		200	0	0	1	W	X	0	X	1	0	HF		1					4		X								
1	5	600	1		600	0	1	1	W	X	0	X	1	4	HF		1					5		X			1	1	R			

RDML

Room Data Matrix Legend

Room Data Matrix Legend

ARCHITECTURAL 2
LOCATION WITHIN CAMPUS 2
ROOM FUNCTION 2
FLOOR PREFERENCE 2
WINDOW PREFFERENCE 3
SWE 3
WALL TYPE 3
SOUND ISOLATION 4
DOOR TYPE 4
HARDWARE FUNCTION 4
SPECIAL LOCK 4
ACCESS CONTROL 5
HANDICAP BAR 5
SPECIAL FLOOR FINISH 5
MILLWORK & PLUMBING 5
HEAVY LOADING (200 LB) 7
SPECIAL ARCHITECTURAL 7
EARLY ACCESS ROOM 12
MECHANICAL 12
ADDITIONAL COOLING 12
24/7 HVAC-D (DEDICATED) 13
24/7 HVAC-OD (ON DEMAND) 13
SPECIAL HVAC 13
ELECTRICAL 14
ESSENTIAL POWER 14
CATV 15
RADIO 15

E.

RDM

Floor No.	Room No.	Room (SF)	Quantity	Room Function	Sub SF	Location in Campus	Room Function	Floor Preference	Window preference	SWE	Wall Type	Sound Isolation	Door Type	Hardware Function	Special Lock	Access Control	Handicap Bar	Special Floor Finish	Millwork & Plumbing	Heavy loading (200 LB)	Special Architectural	Early Access Room	Additional cooling	24/7 HVAC-D	24/7 HVAC-OD	Special HVAC	Thermostatic Specialist	Essential Power	CATV	Radio	Public Address	Special Conduit
						Architectural																	Mech				Elec					
1	0																															
1	1	375	1		375	0	1	1	W		S	X	1	3			1					1		X			1	1	R			
1	2	400	1		400	0	1	1	W		S	X	1	3			1					2		X				1	R			
1	3	300	1	0	300	0	0	1	W	X	0	X	1	0	HF		1					3		X			1					
1	4	200	1	0	200	0	0	1	W	X	0	X	1	0	HF		1					4		X								
1	5	600	1		600	0	1	1	W	X	0	X	1	4	HF		1					5		X			1	1	R			

RDML

HARDWARE FUNCTION
All door hardware shall be mortise type unless specified otherwise and shall have functions as follows:

1. ANSI F01 (passage function)
2. ANSI F02 (privacy function). Provide with door closer
3. ANSI F05 (classroom function)
4. ANSI F07 (storage function) Provide with door closer
6. 3-point latching exit device with electric latch retraction (no exterior keyway), non-removable pin hinge, closer

removable pin hinge, closer

8. 3-point latching exit device – EXIT ONLY – no hardware on exterior, non removable pin hinge, closer

V. Vault door – hardware per door manufacturer

D. Dark room door – per door manufacturer

(b)(4)

POR Field Facilities

E. HARDWARE

1. The Lessor shall provide door hardware as follows:
2. All Perimeter entrance doors and doors through acoustically treated walls shall be provided with premium quality, neoprene or rubber acoustical gaskets and automatic door bottoms to ensure the acoustical integrity of the

3. Where 3-point latching exit devices with no exterior hardware (exit only) are required, provide VON DUPRIN 9857-EO-F or equal approved by the Contracting Officer.
4. Where 3-point latching exit devices with electric latch retraction and no

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F. Appendix 3 of the POR is a Unit Price Matrix. Lessor shall submit proposed unit prices for items identified within the Unit Price Matrix with the offer package. Once accepted the Unit Price matrix becomes a component of the Lease and shall serve as the basis for establishing the cost of change orders throughout construction and for the first year of occupancy. The Unit Price Matrix shall also be used in the final reconciliation of the Ratio Based Requirements as referenced in Section 11 of this POR, using the actual quantities shown in the final construction documents for the Tenant Improvements.

1.3 PROGRAM OVERVIEW

A. Site / Visitor Screening: The compound shall be accessed via two separate entrance points: the primary site entrance (PSE) which will be the main entry point to the site and the only entry point used by the general public, and the secondary site entrance (SSE) which will serve as a secondary site entrance for Tenant employees and delivery vehicles. The Lessor shall provide a Visitor Screening Facility (VSF) adjacent to the PSE for security screening of visitors and to serve as the primary security guard station. The required visitor parking spaces shall be located adjacent to the VSF as most visitors will not be allowed to drive their vehicles into the facility. The VSF shall be provided with HVAC and electric service as outlined within this POR and shall reflect and complement the appearance and construction of the exterior facade of the Office Building.

B. Office Building: The Office Building shall convey an image of strength and professionalism. The Office Building will house typical office and service functions as well as specialized functions such as forensic evidence processing and storage, prisoner processing and interview, polygraph examinations, and will serve as the central command post for federal law enforcement activities within the Field Office's area of responsibility. The Office Building shall be a technically state-of the art facility that will reinforce tenant's mission and identity, and shall be served by robust energy efficient mechanical and electrical systems that not only provide cutting edge resources for the prosecution of the tenant's mission but will remain functional during crisis situations.

C. Annex: The Annex is a facility used to perform work on Tenant vehicles. The Annex is divided into three functional areas: an automotive maintenance section, a technical equipment installation and maintenance section, and an evidence processing area. The Annex shall be entirely located on the ground floor; below grade or basement space is not acceptable. The Annex shall be composed of multiple vehicle bays. The Annex and surrounding access drives shall be configured to allow efficient and safe vehicular circulation.

D. Parking: The Lessor shall provide the number of parking spaces required by the RLP for visitor, employee, and Tenant fleet vehicles (TFV). These spaces shall be available on site and shall be secured as described within this POR and the RLP. One additional parking area shall be provided at a separate, service/non public entrance for suspect drop off.

1.4 SPACE FLEXIBILITY

A. Requirements for space and services change frequently, and space may be reconfigured often. The flexibility to accommodate continual change needs to be "built in" to the building design from the outset and respected in subsequent alterations. Systems flexibility is a necessity.

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B. Flexibility is defined as the ability to change one or more existing spaces to house a different administrative function. This type of change shall take place within the building envelope and shall be designed so that the rest of the structure can function while the space is being reconfigured.

1.5 PROGRESSIVE WORKPLACE ENVIRONMENT DESIGN

A. The Government desires to create a state of the art workplace that supports the mission of the tenant through the implementation of design best practices resulting in spaces that promote collaboration, communication, flexibility and sustainability. The Lessor shall to the greatest extent possible incorporate best design principles and guidelines to achieve a progressive workplace environment.

1.6 SEISMIC SAFETY

A. The Government has assigned Occupancy Importance Factor of 1.00 for the design of the facility. See RLP for progressive collapse prevention design requirements.

1.7 DURABILITY/MAINTAINABILITY/SUSTAINABILITY

A. Material and finish selections shall emphasize durability, extended life, and visual appearance based on facility use and increased level of wear. The Lessor shall ensure that the design supports quality based performance for reduced operation and maintenance. Provide interior construction and fixtures that will not be damaged by ordinary cleaning and maintenance operations. Consider cost, ease of maintenance, and sustainability requirements while ensuring the best value for the Government. Exterior Insulation and Finish System (EIFS) and industrial corrugated or seamed metal construction shall not be acceptable façade materials for the Office Building, Annex, or VSF buildings. Architectural Metal Panels may be acceptable if the assembly meets all other blast and security requirements.

B. The Lessor shall meet the sustainable design and material selection requirements in the RLP. In addition, the Lessor shall exceed the RLP sustainability requirements, where such design improvements or materials are cost-effective over the lease term.

1.8 FACADE GLAZING

A. Glazing within exterior walls of the office building shall be a minimum of 35% of the total surface area.

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2.0 CODE AND STANDARDS

2.1 GENERAL

A. The facility shall be designed and constructed as a prime "Class A" commercial office building with a strong presence, high quality standard finishes, state of the art systems and infrastructure, and with an attractive aesthetic. "Class A" buildings are designed for good appearance, comfort and convenience as well as the element of prestige. The quality of furnishings and fixtures is high and electrical outlets and services, plumbing, etc. are above average.

B. The Lessor shall comply with all applicable federal, state, and local building codes, zoning ordinances, and laws and shall obtain all permits and approvals required by the authorities having jurisdiction (AHJ). In addition the Lessor shall comply with all codes and standards listed below. Where conflicts arise between the requirements in the RLP, the Lease, the POR, and the AHJ, the more stringent shall apply.

C. All products, materials, and equipment specified shall be installed in accordance with the manufacturer's recommendations and written specifications.

2.2 CODES AND STANDARDS

A. All design and construction work performed for this project shall comply with the most current edition of the NFPA codes listed below as well as applicable portions of the latest editions of the following Codes and Standards, as adopted by the project jurisdiction. If the project jurisdiction has not adopted any code listed below, the most current edition of that code shall be used as if it had been adopted. If elements of the Codes or Standards listed below conflict with written direction from the local AHJ, those elements will not be enforced by the government. Where more than one Code or Standard applies, and they do not conflict, the most stringent will be enforced by the government. Any existing building used as part of this procurement shall be brought up to current code standards to the greatest extent feasible.

1. ACGIH, Industrial Ventilation – A Manual of Recommended Practice for Design, 26th Edition, Plates VS-85-01 and VS-85-02;
2. American Concrete Institute (ACI) 301 ;
3. American National Standards Institute (ANSI),
   a. ANSI/ASHRAE/IES (Illuminating Engineering Society) Standard 189.1 – Standard for the Design of High Performance Green Buildings
   b. ANSI A1264.2, Provisions for Slip Resistance in the Workplace
   c. TIA-569 Rev. D, Telecommunications Pathways and Spaces
   d. TIA-568-D Rev. D, Commercial Building Telecommunications Infrastructure Standard
   e. BICSI (Building Industry Consulting Service International, Inc) 005-2016, Electronic Safety and Security (ESS) System Design and Implementation Best Practices
   f. TIA 445-78 Rev. B, FTOP-78 IEC 607-1-40, Optical Fiber, Part 1-40, Measurement Methods and Test Procedures - Attenuation
   g. TIA-526-7 Rev. A, Measurement of Optical Power Loss of Installed Single-Mode Fiber Cable Plant
   h. TIA-526-14 Rev. C, Optical Power Loss Measurements of Installed Multimode Fiber Cable Plant

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i. TIA-568.C.2 Rev. C, Balanced Twisted-pair Telecommunications Cabling and Components Standards
j. TIA-568. 3-D Rev. D, Optical Fiber Cabling and Components Standard
k. TIA-606 Rev. B, Administration Standard for Telecommunications Infrastructure
l. TIA-758 Rev. B, Customer-Owned Outside Plant Telecommunications Infrastructure Standard
m. TIA-568-C.4 Rev. C, Broadband Coxial Cabling and Components Standard
n. ANSI/TIA/EIA-606-B 2012, The Administration Standard for the Telecommunications Infrastructure of Commercial Buildings
o. TIA/EIA TSB-67, Transmission Performance Specifications for Field Testing of Unshielded Twisted-Pair Cabling Systems
p. TIA/EIA TSB-72, Centralized Optical Fiber Cable Guidelines
q. ANSI T-1.403-1995, Network-to-Customer Installation – DS1 Metallic Interface
r. Building Grounding and Bonding Requirements for Telecommunications

4. American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE) Handbooks (Fundamentals; HVAC Applications; HVAC Systems and Equipment) ;
   a. ASHRAE 52.2 "Methods of Testing General Ventilation Air Cleaning Devices for Removal by Particle Size"
   b. ASHRAE Standard 55 : Thermal Environmental Conditions for Human Occupancy
   c. ASHRAE Standard 62.1: Ventilation for Acceptable Indoor Air Quality;
   d. ASHRAE Standard 90.1: Energy Standard for Buildings Except Low-Rise Residential Buildings
   e. ASHRAE Standard 111: Practices for Measurement, Testing, Adjusting, and Balancing of Building HVAC Systems
   f. ASHRAE/American National Standards Institute (ANSI) 135: BACnet: A Data Communication Protocol for Building Automation and Control Networks
5. American Society of Mechanical Engineers (ASME)
   a. ASME A17.1 Safety Code for Elevators
   b. ASME A17.3 Safety Code for Existing Elevators
6. American Society of Testing and Materials (ASTM), F1679;
7. ASTM F 2508, Standard Practice for Validation, Calibration, and Certification of Walkway Tribometers Using Reference Surfaces
8. Architectural Barriers Act (ABA/ADA)
9. Architectural Woodworking Institute (AWI) Quality Standards
10. International Mechanical Code (IMC)
11. International Building Code; (IBC)
12. International Fire Code (IFC)
13. International Plumbing Code; (IPC)
14. International Energy Conservation Code (IECC)
15. International Green Construction Code (IgCC)
16. TIA-607- Rev. C, Generic Telecommunications Bonding and Grounding (Earthing) for Customer Premises
17. MSS – Manufacture Standardization Society of the Valve and Fitting Industry Inc.
18. National Fire Protection Association (NFPA) Codes:
    a. NFPA 1, Fire Code
    b. NFPA 10, Standard for Portable Fire Extinguishers
    c. NFPA 13, Standard for the Installation of Sprinkler Systems
    d. NFPA 14, Standard for the Installation of Standpipes and Hose Systems
    e. NFPA 20, Standard for the Installation of Stationary Pumps for Fire Protection

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f. NFPA 24, Standard for the Installation of Private Fire Service Mains and Their Appurtenances
g. NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems
h. NFPA 30, Flammable and Combustible Liquids Code
i. NFPA 30A, Code for Motor Fuel Dispensing Facilities and Repair Garages
j. NFPA 70, National Electrical Code®
k. NFPA 72, National Fire Alarm and Signaling Code
l. NFPA 80, Standard for Fire Doors and Other Opening Protectives
m. NFPA 88A, Standard for Parking Structures
n. NFPA 90A, Standard for the Installation of Air-Conditioning and Ventilating Systems
o. NFPA 101, Life Safety Code®
p. NFPA 110, Standard for Emergency and Standby Power Systems
q. NFPA 241, Standard for Safeguarding Construction, Alteration, and Demolition Operations
r. NFPA 780, Standard for the Installation of Lightning Protection Systems;
s. NFPA 2001, Standard on Clean Agent Fire Extinguishing System, Annex c, Enclosure Integrity Procedure
t. NFPA 214, Water Cooling Towers

19. Sheet Metal and Air Conditioning Contractor's National Association, Inc. (SMACNA) standards: HVAC Duct Design; Duct Construction Standards: Metal and Flexible; HVAC Air Duct Leakage Test Manual; Fire Smoke, and Radiation Damper Installation Guide for HVAC Systems
20. TIA/EIA 942 Rev. A, Telecommunications Infrastructure Standard for Data Centers
21. UL – Underwriters Laboratories, Inc.
22. Unified Federal Codes (UFC), 4-510-01, 2009, requirements for storage of hazardous materials, SRHM1
23. 29 CFR 1910, OSHA Standards for General Industry
24. 29 CFR 1926 OSHA Standards for Construction
25. 29 CFR 1960 OSHA Basic Program Elements for Federal Employees
26. FCC 47 CFR 1.1307, Telecommunications Act of 1996, FCC 04-281 Bulletin 65, OSHA 1926.54 Non-Ionizing Radiation
27. ANSI/ALI ALCTV:2011 Standard for Automotive Lifts: Safety Requirements for Construction, Testing and Validation
28. National Security Telecommunications and Information Systems Security Advisory memorandum (NSTISSAM)
    a. NSTISSAM Tempest/1-13 Red/Black Installation Guidance, December 1995
    b. NSTISSAM TEMPEST/1-13/Red/Black Installation Guidance
29. Federal Information Processing Standards (FIPS)
    a. FIPS Publication 159 Detail Specification for 62.5um Core Diameter/125-um Cladding Diameter Class 1A Multimode, Graded-Index Optical Waveguide Fibers
    b. FIPS Publication 174 Federal Building Telecommunications Wiring Standard
    c. FIPS publication 175 Federal Building Standard for Telecommunications Pathways and Spaces
    d. FIPS Publication 187 Administrative Standard for the Telecommunications Infrastructure of Federal Buildings
    e. FIPS Publication 195 Federal Building Grounding and Bonding Requirements for Telecommunications
30. NSTISSI No. 7003, Protective Distribution System (PDS)
31. ASMEY 14, 100 Engineering Drawing Practices

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3.0 PROCEDURES

3.1 SECURITY CLEARANCE REQUIREMENTS

A. The Lessor shall agree to insert terms that conform substantially to the language of the security clearance requirements section of the POR in all subcontracts. The requirements specified in this section apply to all contract workers including, but not limited to, construction, network cabling, maintenance, and cleaning service personnel.

B. The owner/Lessor of the space occupied by the Tenant and members of the property management company who may be responsible for oversight of the maintenance of the space shall not be allowed to maintain keys to tenant space or permitted to have access to Tenant space without the approval of the tenant's Security Division.

C. The cleaning and maintenance personnel proposed for the facility will be required to have or obtain Secret Unescorted clearance. Their company will need to have or obtain a Facility Security Clearance from the Defense Security Service (DSS). The paperwork will be submitted to DSS and GSA must sponsor the facility clearance with DSS.

D. Upon award of the Lease, individuals designated by the Tenant shall accurately complete the following forms and furnish them to the Tenant. Forms for cleaning personnel proposed for the facility shall be submitted at least 180 days prior to the arrival of the contract individuals to the site of the work under the Lease.

1. SF-86, "Questionnaire for National Security Positions" OR SF-85P, Questionnaire for Public Trust Positions",
2. Two copies of form FD-258 (fingerprint card)

E. All individuals working on the design and construction of the Tenant compound shall accurately complete the following forms and furnish them to the Tenant at least 35 work days prior to start of design work or arrival of individual to the site of the work under this Lease.

1. FD-816 (Background Data Information Form), two copies
2. FD-258 (fingerprint card), two copies
3. FD-484 (Privacy Act)
4. FD-857 (Sensitive Information Non-Disclosure Form)
5. FD-316, (General Application Form) (Note: under Reason for Access Entry, type in "new construction project".)
6. Document Security form from GSA PBS Order 3490.1A (as necessary)

Coordinate with the tenant representative to obtain the forms.

F. It is the responsibility of the Lessor to ensure all contractor personnel are in full compliance with applicable Immigration and Naturalization Service, US Department of Justice, Employee Eligibility Verification requirements, such as those set forth in Title 8, U.S. Code, and Section 274a.

G. A background investigation, the scope of which will be at the discretion of the Tenant, will be conducted on all contract personnel working under this Lease. At the discretion of the Tenant, contract individuals may also be interviewed by the Tenant (or Tenant's contract investigators) regarding foreign travel, associates, residences or other matters

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of concern to the Tenant in deciding whether to grant access to its facilities, property, or information, and may be requested to undergo a polygraph examination to fully resolve any security concerns. Refusal or failure to accurately complete the forms, to be interviewed, or to undergo a polygraph examination to resolve any questionable matters shall be deemed reasonable cause for denial of access to Government facilities, property or information. Lack of candor may also be a strong factor for denial of access.

H. Access to Government facilities, property or information, will be granted only where such access is clearly consistent with the mission and responsibilities of the Tenant. If, for any reason, a contract individual is denied access to any Government facility, property or information, the Government will not disclose to the contractor the reason for denial and will only make such disclosure to the affected contractor employee pursuant to the provisions of the Freedom of Information or Privacy Acts. The Tenant will not be liable for any expense in the replacement of the individual or any costs incurred by the Lessor as a result of such denial. It is the policy of the Tenant that these individuals already employed by the contracting organization/ individual (i.e., that the individual's employment not hinge upon an access or security clearance determination by the Tenant) and the Tenant will assume no liability between the contracting organization and its employees as a result of this procedure.

I. The Tenant reserves the right to revoke any contract individual's access to its facilities, property or information, where such access is no longer clearly consistent with the Tenant's mission and responsibilities, and the Lessor agrees to immediately remove that individual from the work site in such circumstances. In cases of access revocation, the Tenant will inform the individual of the basis for the revocation unless to do so would reveal classified or sensitive information; and, give the individual an opportunity to explain, rebut or refute such basis in writing. Access will remain revoked pending prompt review of any such submission by the individual.

J. The Tenant reserves the right to reinvestigate contract individuals on a periodic basis or where facts or information indicate the continued access may no longer be clearly consistent with the Tenant's mission and responsibilities. The scope of any reinvestigation will be at the sole discretion of the Tenant. Refusal or failure to accurately complete any necessary forms, to be interviewed, or to undergo a polygraph examination to resolve any questionable matters during a reinvestigation shall be deemed reasonable cause for revocation of access to Tenant's facilities, property or information.

K. Appropriate badges may be furnished by the Tenant authorizing escorted or unescorted access to Tenant's facilities and property. The badge, if furnished, shall be kept at a location to be determined by the Tenant and shall be picked up by the contract individual granted access upon arrival at the premises. It shall be worn at all times on the upper part of the body so as to be clearly visible and shall be returned to the Tenant whenever the wearer leaves the premises for any reason or any length of time. The Tenant may require all contract and subcontract individuals to execute a security awareness briefing form, FD-835, "Security Acknowledgment Form."

L. Upon request, the Lessor shall provide, for approval by the Tenant, written physical security procedures and policies to be followed by contract individuals for access to the project as well as security measures taken by the Lessor to prevent unauthorized entry by contract individuals during off-duty hours.

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3.2 DRAWINGS: POST AWARD

A. The Lessor shall split the construction document development effort into Shell and Core (SC) and Tenant Improvement (TI) packages to allow SC construction work to proceed while the TI package is under development. The Government encourages combining the SC and TI packages after approval of the DID's.

3.3 DESIGN INTENT DRAWINGS (DID): POST AWARD

A. The Lessor shall prepare, at the Lessor's expense, and provide to the Tenant, for the Tenant's approval, design intent drawings (DID). DIDs, for the purposes of this lease, are defined as floor plans, roof plans, and site plan graphically depicting the requirements set forth within the RLP and POR for the purpose of establishing and approving design intent. The DID floor plans shall consist of one sheet per floor plan or partial floor plan and shall graphically depict the following:

1. Layouts of walls and doors of all proposed structures
2. Interior wall type designations (corresponding to Tenant designations)
3. Door lockset/latch set designations, types, functions, and conduit conditions where applicable (as indicated in the Room Data Matrix (RDM))
4. Locations and types of all power, telephone, data, CATV outlets, etc., including all standard items, e.g., convenience outlets
5. Location of door release buttons and panic buttons
6. Raised access floors (where applicable)
7. Room name and RDM room number designation
8. Required and proposed room square footage
9. Layout of millwork and major Tenant supplied equipment
10. Conceptual layout of conventional and systems open workstation furniture, shelving units, workbenches, etc.
11. Locations and types of systems open workstation furniture feeds (power/telephone/data)
12. Layout of specialty items (i.e. cell phone lockers)
13. Plumbing fixtures
14. Heavy loading areas
15. Designation of special HVAC (24/7) rooms
16. Locations of Tenant power panels
17. Locations of access control keypads
18. Locations of cable trays
19. Locations and extent of plywood mounting boards for electrical panels
20. Locations and sizes of sleeve penetrations through slab
21. Locations and sizes of special interior conduit termination points
22. Locations of sleeves/conduit for security cameras
23. Locations of eyewash stations
24. Locations of handcuff bars
25. Summary of square footage data for the project showing square footage calculations as of the submission date
26. Graphical scale and north arrow
27. Automotive equipment, including lifts, compressor, fluid storage area, etc.
28. Sun Path Diagram

Refer to "SAMPLE DID LEGEND" in the diagrams section of this POR for example of symbols used by the Tenant for field office projects.

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B. Furniture Layout: Furniture design shall be developed during the DID process. The furniture design shall be coordinated with the Tenant's Furniture Program Manager and shall adhere to the Tenant's Furniture Specification Guide for Field Offices, which will be provided separately, upon lease award, as Appendix 5. The completed DID shall include all required furniture items at the conceptual level.

Network Cabling infrastructure and low voltage security electronics cabling design shall be developed during the DID process. The integrated technical design package shall be coordinated with the Tenant's Cabling Program Manager and the other key (b) (4) [redacted] stakeholders and shall comply with the BICSI standards.

C. Roof plans and site plan: In addition to floor plans, the DID package shall include roof plans with proposed antenna mounting locations and infrastructure as well as a site plan with configuration of site security measures and equipment as well as configuration and specifications of proposed site vegetation. Site plans shall graphically depict the following:
1. All property lines
2. Perimeter barrier
3. Security setback distances from perimeter vehicle barriers to the building facades
4. Security camera locations
5. Access control features (pedestal mounted keypads, etc.)
6. All structures
7. All existing items to remain
8. Drive lane dimensions
9. Graphic depiction of adequate turning radii for 72' tractor trailer
10. Monument sign location

D. DID Schedule: Final DID's shall be due from the Lessor within approximately 120 business days after award of the Lease. The Lessor shall hold a design kick-off meeting with the Tenant's Architect to review and develop a better understanding of the overall requirements. In order to preserve the integrity and quality of the interior layout, the DID development process shall be a separate and distinct activity from CD development. Lessor shall provide submissions for review and hold "on-board" review meetings with the Tenant at the completion of the following stages: blocking and stacking, wall layouts and a pre-final stage. The Tenant will have 15 business days to review the pre-final submission and provide comments. The official submissions outlined above shall not be construed as the only opportunity for the Tenant to provide guidance and feedback. Each of the required DID submissions shall be preceded by interim submissions and informal "on-board" review and design sessions as necessary to arrive at a satisfactory submittal.

E. DID Changes: Each submission of the DID shall include a summary of square footage data for the project showing square footage calculations as of the submission date, compared to what was offered in the lease agreement. Each submission of the DID shall also include a running list of changes to the base requirements as agreed to during the DID development process, whether initiated by the Lessor or the Tenant and whether they have a cost or schedule impact or not.

F. DID Approval: Upon completion of the DID's the Government shall be allotted 15 business days from receipt of the final DIDs to review for final approval. Should the Government require that modifications be made to the Lessor's design intent drawings before approval can be granted, the Government will state such in writing to the Lessor,

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and the Lessor shall have 15 business days to cure all noted defects before returning the DID's to the Government for a subsequent review. The Government shall be allotted 15 business days to perform this subsequent review. The Lessor's A/E shall provide a written response to each written Government comment with each submission. All changes from the previous submission shall be "clouded". Government approval of the final DIDs does not relieve the Lessor from providing all the requirements identified in the POR.

3.4 CONSTRUCTION DOCUMENTS: POST AWARD

A. Construction Document Changes and Accuracy: Any changes to the construction drawings that vary from the Final Revised Proposal (FRP) shall require specific written notice to, and approval from, the Contracting Officer prior to incorporation. The Government's review of the construction drawings does not relieve the Lessor from being completely responsible for the improvements required under this RLP. The Lessor is solely responsible and liable for the technical accuracy of the construction drawings in meeting all requirements and provisions of this lease. All improvements shall adhere to the quality specifications identified throughout the RLP and this POR. All deviations from the RLP and POR shall be documented, and any cost or schedule impacts shall be clearly identified with each item. This list shall be updated and submitted with each design and construction documentation phase submission and shall be maintained as the cumulative documentation of changes to the Lease.

B. Submission Process: Shell and core construction documents and tenant improvement construction drawings shall be submitted to the Government for review and comment. The Lessor shall provide complete sets of construction drawings at regular intervals during the development process. The review milestones for this project shall be 35 percent, 65 percent, and 95 percent construction drawings and specifications. Both the 35 percent and 65 percent drawings refer to the overall drawings set, not each discipline, e.g., the structural drawings may be at a higher percentage completion than the mechanical drawings. Each submission shall include a unified set of civil, structural, architectural, mechanical, plumbing, and electrical drawings and specifications. Drawings unchanged from the previous submission shall be included in the current submission to ensure that each set is complete. All drawing sheets shall be the same size. For projects pursuing LEED certification, each submission shall include an updated LEED scorecard, including the approach and status of each credit being pursued. Each submission shall 1) be labeled 35 percent, 65 percent, or 95 percent; 2) reflect the date of issuance of the drawing package; 3) be accompanied by a transmittal letter that itemizes the contents by title and date; and 4) be accompanied by a cost estimate of the Tenant Improvements. All Civil drawing submissions shall include ground floor elevations for all buildings, and if possible contour lines.

C. 65 Percent Submission Requirements: The 65 percent submittal shall at a minimum incorporate the design development sets as described in the American Institute of Architects (AIA) Architect's Handbook of Professional Practice, as updated.

D. Review Process: The Government shall be allotted 15 business days to review these drawings at each stage. The Lessor shall make every attempt to avoid scheduling drawing submissions such that not more than one submission is scheduled during the same timeframe. For example, 65% Core and Shell and Pre-Final DIDs. Should this concurrent design review be required, the Government shall be allotted an additional 10 days for the collective reviews. An "on-board" review meeting with the Government is required with each submission. The Lessor shall respond in writing to each written

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Government comment on or before the date of the subsequent submission. Government review time shall not begin until such responses are received. The Lessor's responses shall be added electronically to the comment form. The 100 percent set shall have incorporated all Government comments. If there are open comments after review of the 100 percent submission, the Lessor shall incorporate all final comments and submit a conformed drawing set.

E. The Lessor shall complete the construction documents in accordance with the project schedule submitted and accepted by the Government. The final sets shall be copies of such drawings that were signed and sealed by the design professionals of record. Original signatures are not required.

F. Annotation of Changes: The Lessor shall cloud any deviations from the previously approved submittals. Clouds shall be annotated with revision number or date.

G. Revision Approval: All drawing and specification revisions proposed subsequent to the 100 percent or final submission shall be submitted to the Government for Tenant review prior to incorporation into the construction documents. The approved revision shall be submitted to the Government on or before the date it is issued to the General Contractor.

H. Requests for Clarification: The Government shall be copied on the response to each Request for Clarification at the time it is sent to the requestor.

I. All revisions to the final construction drawings after the design phase and during construction (Supplemental Instructions (SI), Bulletins, or otherwise named revisions), must be distributed in the noted quantities and formats to all recipients listed below.

3.5 DOCUMENT SUBMISSION REQUIREMENTS

A. The following drawing submission requirements shall apply to all design submissions for both the Design Intent and Construction documents.

1. All plans and elevations shall be scaled at 1/8" = 1'-0" minimum and include graphic scale. North arrow shall be included on all floor plans and site plans.

2. All drawing submissions shall be made in both electronic as well as hardcopy formats, with hard copies not to exceed 48" (w) x 36" (h) in size.

3. The Lessor shall make allowance of 2 business days in addition to the allotted review times for security processing of packages sent to Tenant's Headquarters prior to start of review periods.

4. Date of receipt of each submission shall be the date when all required documents have been received in all required formats.

5. Electronic format: Drawings shall be provided in both AutoCAD (.DWG) and Adobe Acrobat (.PDF) file formats in optical media (Compact Disc or DVD). An as-built Revit 3D BIM Model (LOD 500) shall be provided to the Government in optical media (Compact Disc or DVD) with other as-built submissions. Verify with the Government the applicable versions of AutoCAD and Revit that will be required for those files. Each drawing file shall be named as appropriate to easily identify the

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depicted drawing sheet. The drawing files shall be logically organized in folders according to discipline. Submissions shall be provided in the quantities listed below and sent to the respective entities:

a. CD/DVD format (All Submissions, including revisions to final drawings during construction and As-Builts):
   1. (2) CD/DVD: Drawings (DWG format) to GSA
   2. (2) CD/DVD: Drawings (DWG format) Tenant HQ
   3. (4) CD/DVD: Drawings (DWG format) Tenant Other Location(s)
   4. (2) CD/DVD: Drawings and Project Manual (PDF format) GSA
   5. (2) CD/DVD: Drawings and Project Manual (PDF format) Local Tenant
   6. (2) CD/DVD: Drawings and Project Manual (PDF format) Tenant HQ
   7. (4) CD/DVD: Drawings and Project Manual (PDF format) Tenant Other Location(s)
   8. (2) CD/DVD: As-built Revit 3D BIM Model to Tenant HQ

6. Hardcopy format: Hardcopy submissions shall be provided in the quantities listed below and sent to the respective entities:

   a. Hardcopy format (Review Submissions only):
      1. (5 copies) Half size Drawings to GSA
      2. (3 copies) Half size Drawings to Local Tenant
      3. (4 copies) Half size Drawings to Tenant HQ
      4. (9 copies) Half size Drawings to Tenant Other Locations
      5. (3 copies) Project manual – specs to GSA
      6. (1 copies) Project manual – specs to Local Tenant
      7. (4 copies) Project manual – specs to Tenant HQ
      8. (2 copies) Project Manual – specs to Tenant Other Locations

   b. Hardcopy format (100% Final Submissions only):
      1. (5 copies) Half size Drawings to GSA
      2. (2 copies) Half size Drawings to Local Tenant
      3. (2 copies) Half size Drawings to Tenant HQ
      4. (9 copies) Half size Drawings to Tenant Other Locations
      5. (1 copy) Project manual – specs to GSA
      6. (1 copy) Project manual – specs to Local Tenant
      7. (1 copy) Project manual – specs to Tenant HQ
      8. (2 copies) Project Manual – specs to Tenant Other Locations

   c. Hardcopy format (Revisions to final drawings during construction):
      1. (1 copy) Half size Drawings to GSA
      2. (1 copies) Half size Drawings to Local Tenant
      3. (2 copies) Half size Drawings to Tenant HQ

   d. As-Built Drawings
      1. (1 copy) Half size Drawing to GSA
      2. (1 copy) Half size Drawing to Local Tenant
      3. (2 copies) Half size Drawing to Tenant HQ

3.6 COST DOCUMENTATION: POST AWARD

A. The Lessor shall provide a highly detailed cost estimate/cost proposal itemized to the estimator's level 20 business days after the completion of the construction drawings.

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The cost estimate/cost proposal shall provide detailed information documenting the cost of the construction and shall identify any change order costs as of that time. The sole purpose of this cost data is for maintaining the Tenant's cost database for Field Office construction projects. This cost data is not requested for the purpose of managing costs associated with this turnkey project.

B. The Lessor shall provide a preliminary reconciliation of the ratio elements (partitions and electrical outlets), listed in Section 11, compared to the DIDs once the final DIDs are accepted by the Government. The final reconciliation shall be performed using the 95% TI Construction Documents.

C. Lump Sum cost data will not be accepted. The construction cost estimate/cost proposal and all change order proposals shall be provided and formatted in accordance with Federal Acquisition Regulations (FAR) 15.403, 15.404 and shall reflect the Construction Specification Institute (CSI) 2010 Format, 32 Division, work breakdown to the estimator's level to include quantity, unit, direct unit pricing of material, labor and equipment. All indirect costs such as labor burden, material taxes, bonding, insurance, overhead, profit, and general conditions shall be shown independent of the direct construction costs.

D. All trade costs shall be supported by back up documentation on Subcontractor letterhead and shall be formatted in accordance with sections A. and B. above. All Subcontractor back up documentation shall be submitted to the Tenant Agency for the sole purpose of maintaining cost data for the Tenant's cost database for Field Office construction projects.

3.7 CONSTRUCTION SCHEDULE: POST AWARD

A. Within 20 business days after award of the lease contract, the successful Offeror shall submit to the Contracting Officer a tentative design and construction schedule using Critical Path Method Scheduling, giving the dates on which the various phases of design and construction will be completed to coincide with the Tenant's required occupancy date. The finalized schedule shall be submitted no later than 40 business days after award.

B. The schedule shall include timing for completion of design and construction milestones including, but not limited to: 1) submittal of preliminary plans and specifications; 2) submittal of other working drawings; 3) issuance of a building permit; 4) completed construction documents; 5) start of construction; 6) completion of principal categories of work; 7) phased completion and availability for occupancy of each portion of the Tenant demised area (by floor, block, or other appropriate category); 8) Tenant's Early Access as identified in the POR, and 9) final substantial completion. Other milestones may be added at the Contracting Officer's discretion.

C. Float is considered a project commodity jointly shared between the Tenant and the Lessor and shall be used in the best interest of completing the Project on time.

3.8 CONSTRUCTION INSPECTION

A. The Lessor shall address deficiencies identified by the Government within 20 business days of notification.

B. Walls and partitions containing bullet proof material, expanded metal, plywood, mineral wool and/or TVM foil shall require Tenant inspection prior to close-in. The Lessor shall

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incorporate time required for inspections into the base construction schedule. The Lessor shall provide notice requesting inspection a minimum of 20 business days in advance of scheduled inspection.

3.9 MEETINGS

A. The Lessor shall have two progress review meetings with the Government each month throughout the project. One meeting shall be face to face, the second meeting shall be conference call, unless the situation requires a second on site meeting. During construction, the meeting shall be held on the construction site. Minutes from these meetings are the responsibility of the Lessor and shall be distributed to the Government no later than 5 business days after the meeting.

B. All DID development meetings shall be held either at the offices of the Lessor's Architect or at Tenant Headquarters in Washington DC.

C. Prior to the commencement of construction, the Lessor shall have a Construction Kick-off meeting with the Government.

3.10 SUBMITTALS

A. At the Construction Kick-off meeting, the Lessor shall provide a complete construction submittal schedule to the Government. The Government will identify submittals required by the Government.

B. At the kick-off meeting the Lessor shall provide a copy of the proposed construction site plan that indicates fences, gates, trailers, vehicle access points, parking. The Lessor shall coordinate with the Tenant's security personnel to ensure that site conforms to security requirements.

C. All bulletins, RFI responses, or any documentation that causes a change to the issued 100% documentation shall be issued concurrently to the Tenant so that the Tenant can maintain a current set of documents during construction. This does not replace the responsibility of the Lessor to provide as-built documents for Tenant record.

3.11 DOCUMENT SECURITY

A. All documents used and created for this project are Sensitive but Unclassified (SBU).

B. For the purposes of this contract, the Lessor shall safeguard SBU information in strict accordance with the requirements set forth within the latest edition of the General Services Administration's Public Building Service (PBS) ORDER 3490.2.

C. SBU information may not be transmitted over the internet or any other network that would allow individuals without the proper clearances and not associated with the project to directly or indirectly have access to it. SBU information is considered secure for transmittal over the internet only if properly encrypted according to Advanced Encryption Standard (AES) 256.

D. The Lessor shall ensure that the construction documents are secured on-site at all times and that the construction documents are seen and reviewed only by those personnel with the proper security clearances and need to know. The Lessor shall also comply with the document security requirements detailed in the RLP.

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4.0 GENERAL REQUIREMENTS

4.1 FLOOR PLATE DESIGN REQUIREMENTS

A. The floor plates of the Office Building shall be between 25,000 and 40,000 American National Standards Institute/Building Owners and Managers Association (ANSI/BOMA) Office Area Square Feet. The floor plate shall be designed using industry best practices to optimize the layout of the interior based on the required program contained within this POR.

B. The Lessor's Architect shall optimize the floor planning depth (from glass line to core wall) to accommodate the most efficient layout of work space and to maximize to the greatest extent possible the use of natural day lighting. Planning for the cores shall take into consideration the depth of the occupiable space established by the core and exterior walls. The design shall maximize the use of windows admitting daylight to staff work areas and private offices. Natural daylight shall be provided to all workstations in open office areas. Unless specified otherwise, it is generally intended that open workstation areas be located at the exterior glass line, and private offices in the interior. Private offices without an exterior window shall be provided with a ceiling high, full width sound rated glass partition with a glass door facing the exterior windows of an open office area. Provide a glass framing assembly that meets a minimum field STC rating of 35, similar to Carvart, Avanti, Steelcase, or Haworth products. The glass shall have opaque film from 2 feet above finished floor to six feet above finished floor. Office walls will continue above the ceiling with a type A5 partition to the structure above.

4.2 NETWORK CABLING

A. The Lessor shall provide a complete suite of network cabling including, but not limited to, fiber-optic communications cabling, copper communications cabling, access control and intrusion detection (security electronics) cabling, telephone cabling and CATV/CCTV cabling for this facility. This work shall include all aspects of cabling materials procurement, installation, and testing. The Tenant will furnish a list of acceptable cabling vendors from which the Lessor can subcontract the cabling installation work. The Lessor shall award to the vendor representing the 'best value' to the Tenant for this effort.

B. The current list of acceptable vendors are:
   1. American Systems
   2. Core Technologies
   3. Netcom
   4. Bazon-Cox
   5. IMTAS

Costs

C. The Lessor's General and Administrative (G&A) costs to inclue management, overhead, and profit related to this effort shall be included in the proposed rental rate for the Lease. The actual cost of providing the network cabling, access control and intrusion detection security electronics cabling, telephone cabling and CATV/CCTV cabling will be reimbursed to the Lessor as a pass-thru cost. These costs will be reimbursed to the Lessor at substantial completion of the project.

Design

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D. The Lessor is responsible for the development of the network cabling design and shall coordinate the network cabling design development with the Tenant's Network Cabling program manager, site TPOC and other key (b) (4) [redacted] project. The network cabling design shall provide all the technical and material specific requirements as set forth by the Tenant to allow the full use of their intended purposes. The Lessor shall be responsible for coordination of electrical data/telephone outlets with the furnutire layout to ensure that all outlets are accessible and are of the correct type and configuration.

Procurement

E. The network cabling Installation Design Package (IDP) including drawings, cable run-sheets, and cabling statement work shall be forwarded to the Tenant for review and approval prior to dissemination to approved cabling vendors for bidding. The Lessor shall award the cabling contract to the bidder representing the 'best-value' to the Tenant. The Tenant reserves the right to review all of the qualified bids prior to award of the netwrodk cabling contract. The Lessor shall obtain and share with the Tenant, detailed network cabling proposals no later than 180 days prior to substantial completion. If the Tenant determines that the technical proposals are acceptable and the pricing is fair and reasonable, the Lessor will be instructed to proceed with the network cabling sub-contract award.

Delivery, Installation, Testing, and Post-Installation Support

F. All coordination, management, permitting, scheduling, and security requirements associated with this effort shall be the responsibility of the Lessor. The Tenant may perform its own inspection and testing of the various cable plants at periodic intervals throughout the network cabling installation effort. Correction of any discrepancies associated with the cabling installation shall be required prior to payment of the cabling reimbursement.

Performance Verification

G. The Lessor shall perform appropriate path loss tests on all installed network cabling and shall submit complete test results as a condition of close-out of the cabling tasks. The Lessor shall make available two SECRET cleared technical support personnel (if needed by the Tenant) for 10 working days from the cabling vendor to provide technical equipment 'light-off' support after the cabling work is completed and during the very first days of occupancy. These technical personnel shall support the Tenant computer and printer deployment teams' efforts and shall assist Tenant site personnel in the timely resolution of network deployment issues as they arise.

4.3 (b) (4) [redacted]

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B (b) (4) [redacted]

C. (b) (4) [redacted]

D. [redacted]

E. (b) (4) [redacted]

Furnishings and Fitness Equipment Layout

F. (b) (4) [redacted]

G. [redacted]

H. [redacted]

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I. (b) (4) [redacted]

J. The Lessor shall be responsible for the coordination of architecture, mechanical, electrical, and fire life safety designs with the furnishings and fitness equipment layout ensuring no conflicts exist between the furnishings and fitness equipment and the building's outlets, switches, controls, electrical/control/alarm panels, or any other building device or structure. The Lessor shall coordinate with and correct where a conflict exists the location of items including but limited to: floor boxes, core drills, conduit, whips, junction boxes, pipes, and supports to ensure they are concealed properly.

K. (b) (4) [redacted]

L. The furnishings and fitness equipment layout shall provide all technical and functionality requirements as set forth by the Tenant to allow full use for its intended purpose. The Lessor's furnishings and fitness equipment layout shall be in compliance with all applicable building, electrical, ABAAS, and fire and life safety codes.

(b) (4) [redacted]

M. (b) (4) [redacted]

N. (b) (4) [redacted]

O. (b) (4) [redacted]

P.

Q.

R. (b) (4) [redacted]

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(b) (4)

S. [redacted]

T. [redacted]

4.4 SITE ENTRANCES

A. The separation between the PSE and SSE shall be maximized based upon both the configuration of the site offered and final approval of the proposed site plan by the Tenant, but shall be a minimum of 200'. The PSE and SSE shall be configured to provide two means of access / egress from the site through two separate main thoroughfares at each site entrance. The site entrances shall not be provided from the same access road such as would allow a single event or obstacle to cut off access to the site. Both site entrances and all areas requiring vehicular access including the Receiving Dock, parking structure, and Annex shall be connected to each other within the secured area of the site with a driveway. Site vehicular driveway layout shall not allow vehicles to be closer than 30 feet to the Office Building or the Annex at any time, except as required for access to the Receiving Dock area, suspect/escort entrance, and Annex vehicle bays. Provide man gate at the SSE to allow the guards and/or cleared personnel ingress/egress capability at this location. Fire Department access to the site shall comply with the IFC. Pedestrian egress shall be in accordance with NFPA 101 and shall also comply with the security requirements of this POR. All egress paths from the facility/facilities shall be a solid hard surface (e.g., concrete or asphalt) from the exit discharge to a sidewalk or driveway.

4.5 SITE PLANNING

A. Pedestrian and Vehicular Circulation
   1. Truck Access: The PSE and SSE and all areas within the secure perimeter barrier requiring truck access shall be connected by a drive lane and turning radii that accommodates a 72' tractor trailer (AASHTO standard vehicle WB-67) and fire department vehicles. The site design shall accommodate the tractor trailer entering or exiting both the PSE and the SSE.
   2. Visitor walkways: A walkway shall be provided from the visitor parking lot to the VSF and from the VSF to the main entrance of the Office Building. Each walkway shall meet the following requirements:
      a. Paved surface,
      b. Accessible to the disabled,
      c. Fully visible by the guard in the VSF,
      d. Does not cross a vehicular traffic site entrance or exit lane
      e. Not adjacent to the General Parking spaces.
      f. Walking distance from the VSF to the Office Building shall be minimized where possible.
   3. Restriction of Visitors: A means shall be provided to usher visitors directly to the Office Building main entrance from the VSF and discourage / restrict visitors from

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wandering off to other parts of the site. The means used shall be effective but not overly confining or obtrusive.

4. Drop off area: A passenger drop off area shall be provided in front of the VSF for employees and visitors arriving by taxi, shuttle bus, or car.
5. Trash and Recycling Pick-Up: Dumpsters shall be roll-off type – other types shall not be acceptable. The dumpsters may be located at the Receiving Dock. Provide compatible trash compactor. The Lessor shall make provision for disposal of items which are not able to be compacted such as bulk automotive parts. All outdoor waste disposal and recycling containers shall be located in one general area, 25 feet from the building, away from HVAC air intakes, and screened from view.
6. Vehicle inspection area: A vehicle inspection area shall be provided outside the perimeter fence adjacent to the PSE. The inspection area shall be able to accommodate the largest vehicle expected to enter the compound, per the "Truck Access" paragraph above. And, the inspection lane must be accommodated within the site, not on public roads or otherwise blocking pedestrian or vehicular traffic offsite. If rejected, trucks shall be able to easily exit the property from the inspection lane without entering the secure site.
7. Accessibility: All programmed space in the Room Data Matrix shall be accessible to the disabled from the Office Building's main entrance.
8. Exterior drive lane approaches (including turning radii) to Annex vehicle bays shall be designed to accommodate a 28 foot long vehicle.
9. Lessor shall provide a concrete pad/foundation approximately 9' x 7' to accommodate a Tenant provided Hazardous Material Container, MFR; Safety Storage, Inc.,, Model; LF06 Locker. The container shall be located a minimum of 50 feet from the occupied facility. Refer to the manufacturer's instructions for requirements regarding the slab/foundation, and any supports/connections needed.

B. Primary Site Entrance: Refer to drawing "Primary Site Entrance" (PSE) conceptual layout in DIAGRAMS section of this POR. Unless noted otherwise, all elements called out in the conceptual layout shall be provided, installed, and maintained by the Lessor. The completed barrier is required for acceptance of the project's substantial completion.

1. Turnstile: It is a full height turnstile, Alvarado MST-6X or equal approved by the contracting officer prior to award. Make provisions to ensure that turnstile cannot be used to climb over. If the turnstile height meets the 8'-0" height of the fence, and the soffit under the VSF roof is more than 6 inches above, then the fencing may need to be extended to fill in the gap. The turnstile is to rotate freely in one direction only on the secure side for free egress from the site (without keypad release) for normal or emergency conditions. For site entry from the non-secure side, cleared personnel may use the turnstile to avoid entering the VSF by use of the security keypad located on the non-secure side of the turnstile. An authorized entry on the security keypad releases the turnstile to rotate one cycle only in the opposite direction for entry by the user, and will require a separate validation by key card for each person requiring entry. Provide the following:
   a. Finish: Powder coated
   b. Keypad mounting: Card reader receiver plate on entry side, with adapter for Tenant-furnished keypad/backbox.
   c. Entry/exit configuration: Fail-secure entry / fail safe exit
   d. Activation lights:
      i. Red light: Illuminated red light indicates turnstile is locked and ready for card presentation

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ii. Green light: Illuminated green light indicates an authorized card has been presented; the turnstile will unlock

2. Pedestrian gate: The 3'-0" gate is part of the perimeter pedestrian barrier (not vehicle barrier) and shall match the perimeter fence in style and height. The gate shall provide free egress from the secure side as required by NFPA 101. Physical barriers shall be provided to prevent the gate from being opened from the unsecure side by reaching through the gate or fence. An example would be metal mesh and steel angles above and below the panic bar, with an angle leg extending beyond the panic bar to preclude someone from using rope or wire through the mesh to depress the panic bar.

3. Hydraulic barrier and traffic arm: The barrier portion of the unit shall be a maximum of 12'-0" wide. The operating mechanism shall be located on the secure side of the perimeter barrier, and on the side of the entrance lane opposite the visitor screening facility so that it does not interfere with the wheel chair exit route. When the barrier is in the down position the full width of the traffic lane shall be clear. When the barrier is in the up position, the maximum dimension between it and any other anti-ram/anti-climb portion of the perimeter barrier shall be 4'-0" clear. No portion of the operating component shall extend beyond the curb line into the traffic lane. The hydraulic barrier shall be provided with both a traffic arm and a red/green traffic light to control vehicle movement through the barrier. Locate the traffic light so that it will be easily seen by a driver in a vehicle in front of the gate and barrier. The hydraulic barrier shall be installed per manufacturer's recommendations regarding storm water drainage.

4. Loop detector: Each loop detector shall be saw cut into the pavement to control barrier activation by detecting the presence of a vehicle. The loop detector and the access control keypad shall be aligned and be located optimally from the related traffic arm.

5. Sliding gate: The gate will normally be closed to prevent unauthorized persons from walking into the compound. It is not an anti-ram vehicle barrier. It is activated by the keypad and shall open in unison with the hydraulic barrier. In addition the capability shall be provided to leave the gate open, when desired, while the hydraulic barrier is still controlled by the keypad. The gate's appearance shall match the perimeter fence. Maintain a maximum clearance of 4" between the bottom of the gate and the drive lane surface. Any variation to the operation of the gates (for example, pivoting or swinging), shall require approval by the LCO. At all motorized gates (primary and secondary entrances), every exposed entrapment point must be eliminated or guarded. Gates and their installation must meet UL 325.

6. Bollards: The bollards shall form part of the perimeter vehicle barrier and shall meet the anti-ram requirements for the perimeter vehicle barrier. Bollards shall be spaced no more than 4'-0" clear. Benches, trash receptacles, planters, and other site amenities which are designed to meet the anti-ram requirements are acceptable and may be offered. Bollards and other amenities shall be located so they can't be used to climb over the perimeter fence or VSF. Details and calculations shall be provided to the Government for approval at the 65% plan submission stage to show compliance with the anti-ram barrier requirements.

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7. Keypad: Two access control keypads are mounted on a dual height pedestal at the site entrance to accommodate various vehicle heights and because drivers are typically required to enter their PIN in addition to waving their badge. A single keypad is required at the site exit drive lane since drivers are only required to badge out. The keypad will activate the sliding gate, its respective traffic arm, and the hydraulic barrier. The keypad will be furnished by the Tenant, all other mounting and accessories, including the pedestals, shall be provided by the Lessor. The Lessor shall also provide bollards placed to protect the pedestals from being damaged by vehicles.

C. PSE & SSE General Notes:

1. The VSF and equipment shall be adequately elevated above the public street curb level and surrounding pavement shall be sloped away from the building and equipment to avoid potential flood damage.

2. All PSE & SSE equipment shall be adequately protected to avoid accidental damage by vehicles.

3. The drive lane width at the site entrances and exits and the turning radii onto and through the site shall accommodate a 72' tractor trailer truck (AASHTO standard vehicle WB-67) entering and exiting the site.

(b) (4) [redacted] Barrier System" document from Delta Scientific for site access control details and layout requirements.

D. Visitor Parking: Refer to drawing "Visitor Parking Area" conceptual layout in DIAGRAMS section of this POR. Unless noted otherwise, all elements called out in the conceptual layout shall be provided by the Lessor.

1. Provide adequate paved surface area directly in front of the VSF for pedestrian traffic flow. The grass and landscaped areas adjacent to the paved areas shall slope away from the VSF a minimum of ½ inch per foot for 10'-0" minimum beyond the paved surfaces. The Lessor shall take precautions to design the facility to prevent rain water from entering the VSF.

2. Refer to the RLP for the required number of visitor parking spaces.

3. Provide a paved walkway to the office building leading directly from the VSF to the main entrance of the Office Building. The walkway configuration shall maximize visibility of the visitors by the guards in the VSF.

E. Office Building: The Office Building's main entrance shall be easily identified as such and shall be visible from the street. The Lessor shall provide three flag poles, to display the US, State and Tenant flags, at a location near the building entrance. Display of the flags shall be per Lease requirements.

F. Outdoor employee areas: If outdoor employee areas, such as patios or recreation facilities, are provided, they shall not be visible to visitors approaching the main entrance or from off-site.

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G. Perimeter barrier: The perimeter of the compound shall be completely protected with an anti-ram barrier. The anti-ram vehicle barrier shall be integral with the perimeter fence to provide the best possible aesthetic appearance. - Two separate systems side by side shall not be acceptable. In some cases, and only as approved by the Tenant prior to award, where they are not adjacent to or near each other, the pedestrian fence and the vehicular barrier may be separate barriers. Refer to SECURITY section of this POR for technical requirements.

H. Perimeter fence: The entire property shall be surrounded by an architecturally appropriate and aesthetically pleasing pedestrian anti-climb fence. The fence shall be uniform in appearance. The fence shall be eight feet tall, measured from the exterior side of the fence, from the grade to the top of the fence. The fence shall be straight, not curved at the top. The space between the bottom of the fence and grade shall not exceed three inches. The material at the base of the fence shall be substantial enough to prevent undercutting by hand. The fence shall be of commercial grade and of substantial enough construction to protect and deter unauthorized entry through the fence line. Chain link fence shall not be acceptable. Lockable, motor operated, fast operating, high cycle; vehicle sliding gates shall be provided at all vehicular access points. The height of the gates shall be the same as that of the fence. The gates shall be controlled from Room 91, the VSF, and the drive lane access control keypads. A turnstile shall be provided adjacent to the VSF and at the SSE. The turnstile shall allow free egress off the site but control access onto the site via an access control keypad. An ABAAS accessible gate shall be located adjacent to the VSF to accommodate persons unable to utilize the turnstile and will also allow free egress off the site. A completed fence/anti-ram barrier and fully operational hydraulic barriers and vehicular and pedestrian gates are all required before the Tenant will grant substantial completion. (See the complete list of items required for substantial completion elsewhere in this document.)

I. All utilitarian site items, e.g., transformers, switchgear, dumpsters, fuel tanks, drain structures, etc., shall not be visible to visitors or building occupants or shall be aesthetically screened on all sides. Fuel tanks shall be located away from emergency egress, occupant evacuation areas, and HVAC air intakes. Fuel tanks shall have spill containment that complies with the Spill Prevention, Control, and Countermeasure Act.

J. A clear zone, free of auxiliary buildings, parking, or man-made obstructions, shall be provided, measuring 15 feet inward from the protected side of the perimeter wall/fence. Only the VSF and a transformer utility building may be located in this clear zone. In these cases, the clear zone shall extend 15 feet inward from the exterior of those buildings.

K. Refer to the SECURITY section of this POR for additional requirements.

4.6 PARKING

A. Amount and Type.

1. Tenant Fleet Vehicle (TFV) Parking: Refer to the RLP for the number of parking spaces to be provided within a covered structure to house official TFV. This structure shall be within the secured perimeter of the site. The spaces shall be non-tandem parking spaces, capable of accommodating full-size passenger vehicles similar to a Chevrolet Suburban, utility vehicles, and light trucks. Uncovered parking spaces are not allowed for the TFV Parking.

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2. The ground level of the parking structure shall be provided with a minimum overhead clearance of 14'-0" for drive lanes and parking spaces, and shall be designed to be able to accommodate multiple specialty vehicles such as box trucks, semi-trailers, Hummves, and MRAPs (Mine Resistant Ambush Protected) vehicles weighing up to 30,000 lbs. Specific striping for parking of these vehicles shall be determined during the DID phase. Refer to the separate Specialty Vehicle Matrix for information related to the project-specific Specialty Vehicles.

3. There will be an area of the ground level parking which shall be required to be secured with slab to slab chain link fencing with a lockable gate that is able to accommodate a semi-trailer and/or several additional specialty vehicles. Specific configuration shall be coordinated with the Tenant during design.

4. The vertical clearance for the rest of the parking spaces and drive lanes on the upper levels of parking shall be 8'-0" minimum.

5. General parking: In addition to TFV and Specialty Vehicle parking referenced in the above subparagraphs, the Lessor shall also provide General Parking. The summation of Visitor, General and TFV Parking shall count toward the requirement of the local AHJ. The parking for the Specialty Vehicles should not be included in this total.

6. Visitor Parking: Refer to the RLP for the number of visitor parking spaces located on the exterior of the anti-ram barrier at the PSE near the VSF. If number of visitor parking spaces is not indicated in the RLP, a minimum of 20 spaces shall be provided.

7. Suspect drop-off: A designated parking space shall be provided near a separate, service/nonpublic building entrance for suspect/escort drop-off vehicle. This parking space shall be adjacent to area 28 within the office building.

8. Vehicular Standoff: Parking structure/lot driveways and stalls shall not allow vehicles to travel or park closer than 30' to the Office Building or Annex with exception of vehicles entering/exiting the Annex for service and suspect parking.

B. General

1. The campus and all on-site parking shall afford 24-hour access and egress 7 days a week, including holidays. The Tenant shall reserve the right to park any number of official vehicles within the secured area at no additional cost.

2. All parking spaces shall be striped. Parking stalls in the TFV Parking structure shall be numbered. The Lessor shall paint all columns within the parking structure with safety striping or paint up to 48" inches above the finished floor. Fifty percent of the parking spaces for TFVs shall be a minimum 10'-0" wide by 18'-6" long with a 24-foot, 0-inch wide two-way drive aisle. The size of the remaining TFV, General and Visitor parking spaces shall be as required by code. Accessible parking spaces shall be pursuant to ABAAS standards.

3. Ventilation and exhaust of carbon monoxide shall be in accordance with federal and local codes. Each enclosed parking area 1,000 sq. ft. or greater shall meet ventilation requirements of the latest editions of the International Building Code (IBC) and the International Mechanical Code (IMC). Detection system shall be self-

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monitoring and constantly display gas levels in a readily visible location. System shall alert occupants and notify alarm monitoring company if gasses reach dangerous levels and exposure times as described in NFPA 720. The gas monitoring system shall comply with the latest edition of NFPA 720.

4. The Lessor may propose parking for all or a portion of the General Parking in (or on top of) the TFV Parking structure.

5. A covered or enclosed connector may be provided between the parking structure and the Office/Annex; the structural design shall be such that the collapse of the parking structure could not cause the collapse of the Office Building or Annex.

4.7 VISITOR SCREENING FACILITY

A. Provide a Visitor Screening Facility (VSF) building as a separate structure adjacent to the PSE and Visitor Parking. Circulation to and through the VSF shall optimize control of the flow of pedestrians without interfering with vehicular traffic. Windows shall be designed to give guards maximized direct visual observation of approaching vehicles and pedestrians, the screening process, the entrance gate(s), pedestrians walking to the main building, and any other areas under their control. The completed VSF is required before the Government's Contracting Officer will grant substantial completion.

B. The VSF shall include the elements and functionality depicted in the drawing "VISITOR SCREENING FACILITY" in the DIAGRAMS section of this POR. The Lessor shall provide millwork and counter space as depicted in the diagram; holding lockers for visitor's electronic devices shall be recessed in the exterior wall of the Guard Area. The security screening equipment will be provided and installed by the Tenant. The Lessor may propose alternate configurations that meet the Tenant's requirements. Specific approval is required for acceptance of a proposed alternate. Lease award does not constitute approval of a proposed alternate. All exterior windows of the VSF shall be provided with window blinds.

C. Only the walls, windows, transaction deal tray, intercom system, package pass through, and doors surrounding the Guard area and as shown on the VISITOR SCREENING FACILITY CONCEPTUAL PLAN are required to be bullet resistant. The walls, windows, and doors surrounding the Scanning area have no bullet resistance requirements.

D. The roof shall extend 5'-0" beyond the building façade. The roof drainage system shall be designed to divert rain water so that it does not run over the roof edge onto pedestrians and not drain across walkways. The roof design shall also incorporate protection, in applicable geographic locations, such that ice also does not fall from the roof endangering pedestrians.

E. The facility is designed to be manned by two-three guards during normal business hours. The intent is that the guards can normally, or in times of high security alert, remain in the protected area and give instructions to the visitors via speaker and release the doors remotely. Wheelchair users will still need to be checked with a handheld scanner. Entry to the guard area from the exterior and from the scanning area shall be by access control keypad. Interior lighting shall be on dimmers to allow better visibility to the exterior.

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F. After visitors approach the walk-up window and speak with the guard, the guard has the ability to remotely release the exterior door to allow the visitor to enter the facility. After the visitor passes through the screening equipment, the guard remotely releases the door to the secure site to allow the visitor to proceed to the office building main entrance.

G. An ADA accessible unisex restroom shall be provided within the VSF. The restroom is intended for use by the guards, and for security purposes, is not intended to be used by visitors.

H. The Lessor shall provide millwork in this room as indicated in diagram 13.3. (b) (4) [redacted]

(b) (4) [redacted]

I. The Complaint Room is divided into two parts by a bullet resistant partition.

J. Unless noted otherwise, all elements called out in the conceptual layout shall be provided by the Lessor, including required power and data connections to run Tenant provided equipment. The Lessor shall verify equipment specifications and model numbers with the Tenant during design as these may have changed after issuance of this POR.

M. One bullet resistant package pass-through with 18" x 18" x 18" inside dimensions shall be mounted so that the top of the unit is at the sill level of the view window.

N. The Tenant shall provide a walk-through metal detector, Garrett 6500i or similar. The unit is not ADA compliant and therefore space shall be provided to the side of the unit for passage of persons in wheelchairs. This item will be Tenant furnished, installed, and maintained. The Lessor shall provide and coordinate power to the unit.

O. The Tenant will provide and maintain an X-ray machine, Autoclear 6040 or similar. The Lessor shall provide and coordinate power to the unit.

P. The partition that divides the secure guard area from the public visitor area shall include bullet resistant glass and mullions extending from 42" AFF to a minimum of 84"AFF with Wall Type A2 below and above the glazing.

Q. Lockers shall be provided to hold cell phones and other electronic items that are not permitted on site. These lockers shall be recessed into the exterior wall. Provide twenty lock boxes. Compartment size to be 6" wide x 5" high x 7" deep. Wall construction shall be deep enough to accommodate recessed lockers.

R. Provide bullet resistant active voice intercom system (Model: Haven, or approved equal) in two locations, as indicated on the diagram in Section 13.0.

S. The Lessor shall provide junction boxes and conduit to above the ceiling in Room 131C for the duress alarm and an intercom/communication link with Room 91 within the Guard Area. The Lessor shall coordinate the location of the duress alarm and intercom with the tenant during design.

T. All electrical service to the VSF as well as branch circuits for gates and vehicle barricades shall be fed from the essential power system.

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U. Refer to the ROOM DATA MATRIX section of this POR for additional requirements.

V. Thermostat controls for the VSF shall be located in the Guard Area.

4.8 RECEIVING AREA

A. Refer to drawing "RECEIVING AREA" in the DIAGRAMS section of this POR for a conceptual layout. A receiving area shall be provided to house the Receiving Dock, mail receiving room and trash and recycling collection areas sufficient to meet the requirements of the Lease Recycling paragraph and paragraph 4.5.A.5 above. The receiving area shall be an appendage to the Office Building, and concealed as much as possible from the street and main entrance. The enclosed receiving area shall have no occupied space above or below.

B. General:
   1. The common wall between the Receiving Area and the Office Building shall be designed to meet the blast requirements of the main building façade and to protect it from a blast beyond the secure perimeter fence or from a package blast within the Receiving Dock – whichever potential is greater.
   2. Exterior design and finish shall be same as the Office Building.
   3. The Receiving Dock and associated truck parking area and roll-off area shall be provided paved with concrete – asphalt paving shall not be acceptable.
   4. The Receiving Dock shall be sized and planned to accommodate the efficient use and operation of all the screening equipment and monitoring systems.
   5. The Receiving Dock shall be provided with a minimum 5' overhang for the full width of the receiving area.
   6. The Lessor shall verify equipment specifications and model numbers with the Tenant during design as these may have changed after issuance of this POR.
   7. Receiving (site) area shall be of sufficient size to accommodate collection of recycling materials.
   8. The Receiving Dock and areas where trucks may idle shall be located away from HVAC air intakes.

C. Receiving Dock:
   1. Provide 14'-0" clearance minimum from the truck parking surface to the overhang ceiling. The dock height above the truck parking surface shall be 48". A motorized hydraulic dock lift shall be provided. It shall be installed such that when it is retracted it will be flush with the pavement. Refer to the Diagrams Section of the POR for the configuration of this area and location of the dock lift. The Receiving Dock and approach shall be capable of accommodating a 72' tractor trailer truck (AASHTO standard vehicle WB-67).
   2. Provide two 40" double arm dock lights, U Line H-1439 or similar.
   3. Provide an 8'-0" wide by 9'-0" high motorized insulated roll-up door with dock seals.
   4. In addition to the roll-up door, provide 4'-0" wide access controlled exterior hollow metal door (no glass on door) for access to the Receiving Dock.
   5. Provide a 6'-0" double door with closers in the wall separating the Office Building from the receiving area. This door is not required to be blast-rated.
   6. Provide bollards as required to protect the building from accidental damage from trucks and roll-offs.

D. Room 51:
   1. Refer to ROOM DATA MATRIX for specific requirements.

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E. Equipment (Tenant furnished, installed, and maintained): Refer to the Keyed Notes on drawing "RECEIVING AREA".
   1. Receiving Dock: Cargo X-ray Machine: Astrophysics XIS-100DXDX or similar. The monitoring equipment is part of the x-ray equipment.
   2. Room 51: Postal X-ray Machine: Autoclear 6040 machine, or similar.
   3. Room 51: Table and Monitoring system
   4. Room 51: Bio Cabinet

4.9 DISINTEGRATOR SYSTEM

A. The Lessor shall provide a Disintegrator System and all related equipment and services as described below within Room 84. The equipment, delivery, installation, maintenance, repairs, and disposal of the disintegrated waste material shall be provided by the Lessor. Collection and handling of material for disintegration and the disintegration operation will be performed by the Tenant.
   1. The basic components of the disintegrator system shall consist of but is not limited to the disintegrator, steel sound enclosure, conveyor system, pneumatic material evacuation system, dust containment system, and Briquettor waste collection. Substitutes equal to the models specified may be proposed for Tenant approval prior to lease award.
   2. The Disintegrator System shall be manufactured by SEM model #23/5 Green Value Kit System: Part # SEM23/5 GVK-FO (GSA Contract # GS-02F-0111P).
   3. Codes and standards: The Destruction System shall meet NSA/CSS 02-02 approved requirements for destruction of classified paper material, and operate under the required destruction methods and approved policies associated with handling classified applications. The system shall be engineered to meet the voltage and facility space requirements for optimal user and facility friendly operation.
   4. The required destruction system is LEED designed to maintain high destruction rates while maintaining minimal footprint, proper noise abatement, high efficiency dust control, reduction of waste at the source, reduced HP for energy efficient operation, and clean working environment.
   5. Electrical requirements: Provide all electrical services as recommended by the equipment manufacturer.
   6. Space requirements:
      a. The disintegrator system shall be located in room 27-84.
      b. Ceiling Height: Allow clearance for fire sprinklers above equipment.
      c. Refer to ceilings in POR for height requirements.
      d. Refer to RDML Special Architectural for additional room requirements.
      e. Floor load: Obtain weight of system from manufacturer and design floor load capacity as required.
   7. Refer to Room Data Matrix for additional requirements.
   8. Verify all room requirements with manufacturer prior to room design.
   9. The Room 84 shall be located near the receiving dock with convenient access for transporting recycled waste of the trash pick-up area for removal from the site. Refer to RDM, RDML, and diagrams for door requirements.
   10. Lease term Maintenance: Lessor shall maintain all equipment in full operation condition to meet the above requirements and shall repair or replace equipment as needed. Provide lifetime manufacturer's warranty on

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disintegrator and preventative maintenance on complete system on scheduled basis per manufacturer's specifications.

11. Start-up Training and manuals: Provide complete system start-up and provide system operation training for all associated operating personnel. At substantial completion provide manufacturer's manuals for all equipment.

4.10 BUILDING ENTRANCES

A. The main lobby for the Office Building may exceed 400 square feet if so proposed by the Lessor; however, the additional square footage shall be a value added upgrade and shall not be considered rentable area footage. Rent shall not be charged for the additional space and finishes provided. A vestibule shall be provided at the main lobby where weather conditions and loss of heated/conditioned air are important factors for consideration.

B. The Office Building shall provide a separate employee entrance. The employee entrance shall be located such that visitors on their way to the Office Building or waiting inside the lobby do not have direct line of sight of employees entering the employee entrance.

C. (Text moved to 5.1.A.2.)

D. Doors leading from the auto bays of the Annex into any other part of the Annex shall be provided with storeroom function locksets with electric latch retraction with the exception of door into the compressor room which shall have non-electrified hardware.

E. (Text moved to 5.1.B.5.)

F. The Lessor shall make provisions for equalizing air pressure where deemed necessary at the main lobby vestibule (if provided), and at man-trap locations.

4.11 LANDSCAPING

A. The landscape solution shall be designed for low maintenance and water conservation with plantings that are either native or well adapted to local growing conditions.

B. All plantings placed near sources of environmental impact (vehicular traffic, sources of pollution, etc.) shall be a species that is resistant to those environmental impacts.

C. Green space shall be emphasized in the landscape solution. Paving shall be limited to only site circulation, parking, site congregation areas (e.g. building entry areas), and terrace spaces that are a direct extension of interior spaces (e.g. outdoor seating areas for the employee lounge).

D. The landscape solution shall be consistent throughout the site and shall encompass the entire site.

E. Landscaping shall not block or impair security camera effectiveness. Lessor may be required, during the term of the lease, to trim or remove plantings that impair the effectiveness of the security cameras.

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F. The landscape plan shall include a 15 foot "clear space" on both sides of the secure perimeter barrier. The purpose of the "clear space" is to ensure that no landscaping materials are placed in this area that could be used for climbing over the fence or for hiding anything that could go unnoticed by security personnel.

G. In cases of damp climates or where moisture issues are common, use a ground covering other than mulch against the building (i.e. stones, gravel, etc.).

H. Topography shall be sloped such that water drains away from the building. Comply with the International Building Code and ADA Requirements.

4.12 ANNEX

A. The Annex may adjoin and be contiguous with the Office Building. The Annex shall be planned such that the overhead doors are not clearly visible to visitors approaching the main entrance or from offsite. Programmed space shall not be used for any proposed interior drive lanes, unless specifically listed in the programmed square footage.

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5.0 ARCHITECTURAL

5.1 DOORS, DOOR FRAMES, & HARDWARE

A. EXTERIOR DOORS

1. Louvers, transoms, and sidelights are not acceptable in perimeter doors, or inner mantrap doors, and shall not be used in conjunction with perimeter doors, or inner mantrap doors. The only exception to this is the door or pair of doors leading into the main lobby from the exterior, which may be glass.
2. All exterior entry points into the Office Building and Annex shall be configured as mantraps (secure intermediate vestibule between unsecured and secured space) except the main lobby of the Office Building, and spaces accessed from the exterior through roll up doors (such as auto bays, parking structure and Receiving Dock), where the bays, structure and dock will be treated as the mantrap. Both exterior and interior man trap doors shall be solid doors and contain no glazing, sidelights, or transoms, with the exception of the lobby front entrance which may be glass/aluminum or other material to reflect the architecture of the building. The doors from the lobby/receiving dock into the building shall have conduit condition 5 (refer to RDML for conduit condition legend). All other exterior entry points shall have conduit condition 3 and the Lessor shall provide and install a wide view, one way, observation door scope/door viewer (New-Vue wide angle door viewer door scope 2 3/8" Silver ABS or equivalent), to be centered on the door and mounted 5' 0" above finished floor.
3. All exterior mantrap doors <u>except the main lobby and the dedicated employee entrance doors</u> shall be provided with 3-point latching device (with no exterior keyway), dummy trim, sound seals, closers, electric latch retraction, and keypad for access control (hardware function type 6 as specified in the RDML).
4. The exterior mantrap doors <u>at the dedicated employee entrance</u> shall be provided with 3 point latching device with exterior keyway, sound seals, closers, electric latch retraction, and keypad for access control (hardware function type 7 as specified in the RDML), and door conduit condition 3 (refer to RDML for conduit condition legend).
5. All exterior doors used for <u>exit only</u> are not required to be configured as mantraps, and shall be provided with 3-point latching exit device with no exterior hardware (hardware function type 8 as specified in the RDML), and door conduit condition 1 (refer to RDML for conduit condition legend). Exterior exit only doors shall be provided with Von Duprin ALK exit alarm kit, for local audible annunciation when opened. The ALK shall be connected to the essential power system.
6. Secondary (exit) doors for spaces scheduled to receive electrified access control hardware shall be provided with conduit condition 1 (refer to RDML for conduit condition legend).
7. Swinging exterior doors shall be a minimum 16GA fully welded insulated hollow metal unless noted otherwise in this POR or approved otherwise by the Tenant. All exterior doors shall be 1-3/4" thick.
8. The main entrance exterior door(s) at Room 10 shall have mechanical locking devices.

B. INTERIOR DOORS

1. General requirements: Except where specified otherwise for specific locations, interior doors shall be provided and shall be minimum 84" tall by 1-3/4" thick, flush, Structural Composite Lumber (SCL) core, wood veneer of AWI premium quality.

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Other door core material, such as cardboard or particle board shall not be acceptable. Other rail and stile material shall not be acceptable. Other specifications may be submitted to the contracting officer for approval. Unless otherwise specified, single doors shall be 36" wide and double doors shall be 72" wide.

2. All requirements for doors into and exiting from rooms designated as SCIF are specified in the RDML SCIF section.
3. The Lessor shall provide 15 additional single SCL interior doors, beyond the doors identified in the Room Data Matrix, as part of the proposed price to be located as required by the Tenant during design or construction.
4. Doors in acoustical partitions (A5, A5S, A6, and A6C) shall have door frames with adjustable acoustic seals at head and door jamb.
5. All inner mantrap doors, unless otherwise indicated, shall be provided with electrified mortise lockset, sound seals, closer, and keypad for access control (hardware function 5 as specified in the RDML) and door conduit condition 3 (refer to RDML for conduit condition legend). Inner mantrap doors which are double doors shall have flush bolts at the top and bottom of the inactive leaf. Interior access door from the main Office Building lobby as well as all doors from vehicle bays, parking structure, and Receiving Dock into the building shall be considered inner mantrap doors.

C. BULLET RESISTANT DOOR

1. Where a door is located within a bullet resistant partition (type A2), the door, frame and hardware shall be bullet-resistant meeting UL 752, Level III, Super Power Small Arms (SPSA) standards. The partition framing shall be reinforced as required to support the door.

D. VAULT DOOR

1. GSA Labeled, in accordance with Federal Specification AA-D-0600D. Provide Class 5, Type II without optical device, and with Day Gate. Style K- key change combination lock, Design S- Single Lock.
2. Install the vault door assembly in strict accordance with the manufacturer's printed instructions and drawings.
3. Adjust door, locking mechanism, and inner escape device for proper operation.
4. Door frame shall be provided by vault door manufacturer and installed per manufacturer's instructions.
5. Door shall have Manufacturer's factory-applied baked on finish applied to match finish scheme.

E. ROLL-UP DOORS

1. All roll-up door operating mechanisms throughout the compound shall be heavy-duty commercial/industrial grade, equipped with manual by-pass, and designed for high frequency use. Doors shall be a minimum of 22 gauge metal, insulated door with dual heavy duty sliding deadbolts at each end. Roll-up doors shall be mounted on the inside face of wall. Roll-up doors shall be:
   a. Lockable with door contacts,
   b. Equipped with safety sensors,
   c. Automatic with manual override, and
   d. Placed on the Tenant's essential power system.
2. Roll-up doors at parking structures shall meet all of the above requirements and shall be rated for a minimum of 100,000 cycles per year.
3. No wireless garage openers are to be utilized for roll up doors.

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F. INSULATED METAL DOORS
1. Where insulated metal doors are required, provide 16 gauge insulated metal doors finished to match the building tenant improvement standard. Paper and cardboard insulation material is prohibited. Refer to RDML, SCIF for additional door requirements.

G. DOOR FRAMES
1. Door frames for doors in partition types A2, A3, A6, A7, and A5 partitions that form a part of a mantrap shall be fully welded 16GA Hollow Metal, fully insulated with mineral wool.
2. All doors located on blast walls shall swing outward and be 16GA hollow metal with 16GA fully welded hollow metal frames sufficiently anchored to resist blast pressures; however doors and frames are not required to be blast rated. These doors shall be provided with Von Duprin 3-point latching exit devices.

H. ADDITIONAL DOOR HARDWARE REQUIREMENTS
The Lessor shall provide door hardware as follows:
1. Perimeter Doors: All Perimeter entrance doors, including inner mantrap doors, and SCIF doors that are configured as a mantrap shall be provided with premium quality, adjustable neoprene acoustical gaskets (equivalent to Zero International Model #870) at the head and jambs of the door frame. These gaskets shall be used in conjunction with an automatic door bottom and associated sound-rated aluminum saddle (threshold) to ensure acoustical integrity. Acoustical "meeting stile astragals," equivalent to Zero International Model #40, shall be provided for all double doors in these locations.
2. 3-Point Latching Exit Device – Exit Only: Where 3-point latching exit devices with no exterior hardware (exit only) are required, provide VON DUPRIN 9857-EO-F-ALK without dogging option or equal approved by the Contracting Officer.
3. 3-Point Latching Exit Device – No Exterior Keyway: Where 3-point latching exit devices with electric latch retraction and no exterior keyway are required, provide VON DUPRIN EL-9857-DT-F or equal approved by the Contracting Officer. There shall be no external door hardware.
4. 3-Point Latching Exit Device – Exterior Keyway: Where 3-point latching exit devices with electric latch retraction and exterior keyway is required, provide VON DUPRIN EL-9857-NL-F or equal approved by the Contracting Officer.
5. Storeroom Function – Electric Latch Retraction: Where storeroom function locksets with electric latch retraction are required, provide SCHLAGE L9092EU (24VDC fail secure) or equal approved by the Contracting Officer.

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6. Electric Latch – Control Cabling: Where electric latch retraction is required for access control, the Lessor shall mount (1) 10"x10" Hoffman box above the doors above finished ceiling and then shall route the control cabling from the designated mounting location(s) for equipment within the Hirsch closet (room 88) to those Hoffman boxes. The Lessor shall obtain and mount Phoenix Contact Inc. DIN rails identified by the tenant during the low voltage security electronics cabling IDP development phase. The low voltage required to operate the electric latch shall be provided by the Tenant's access control equipment in the designated room 88. The Lessor shall make provisions for electric power required to operate the electrified hardware. The Tenant is responsible for mounting the accss control equipment in room 88 and terminating the low voltage security electronics cabling to that equipment. The Tenant is also responsible for connecting the electrified door hardware between the Hoffman box enclosure and the door. The Lessor shall provide, maintain, and replace electric lockset hardware for the life of the lease.
7. Power Supply - Von Duprin 3-point latching device: Where electric latch retraction is required at Von Duprin 3-point latching device locations, the Lessor shall provide the DC power supply for the operation of the electrified door hardware in close proximity to the door and physically mounted above the ceiling directly above the door. The low voltage signal to operate the hardware shall be provided by the Tenant.
8. Access Control – Infrastructure Requirements: Refer to Door Conduit Condition Diagram in Appendix 2: Room Data Matrix Legend for installation locations of infrastructure (conduits/boxes) required to be provided and installed by the Lessor. Tenant will provide the access control system equipment, including the keypads.
9. S&G Combinations Locks: Where Sargent & Greenleaf (S&G) combination door locks are required, the Lessor shall provide model 8415-107 Group 1 Lock - including appropriate strike or equal approved by the Contracting Officer. Provide emergency lighting, on essential power, on the secure side of the door to clearly illuminate the lock's operating features and instructions.
10. X-10 Combination Locks: Where electronic combination locks are required, the Lessor shall provide the CDX-10 lock. Provide emergency lighting on essential power on the secure side of the door to clearly illuminate the lock's operating features and instructions. Refer to the Permanent Building Signage Section for information on signage required at these locations.
11. Acoustical Gaskets: Doors designated on the Room Data Matrix for Sound Isolation, but which are not perimeter doors or SCIF doors, shall be provided with all components referenced in paragraph 5.1.H.1. With the exception of the aluminum saddle (threshold). (Examples of these rooms are private offices, conference rooms, and teaming rooms.)
12. Lock Compatibility: All locks shall be compatible with Medeco, ASSA, or Schlage Primus cores.
13. Non-high Security Locks: Interior non-high security door locks shall be 6-pin tumbler type.
14. High Security Locks: The locks at approximately 15-18 doors shall be high-security UL 437 category with restricted keyways. The high security locks will be Tenant furnished, Lessor installed.
15. Removable Cores: Removable cores may be used on interior non-high security doors only. Removable cores shall not be used for exterior doors, or interior high-security doors.
16. Not used
17. Locksmith Clearance: Locksmiths shall be required to have a Limited Background Investigation (LBI) clearance and shall be required to be escorted during installation of high-security locking hardware, including the S&G and CDX-10 locks.

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18. Permanent Cylinders: During construction, permanent cylinders, keyed alike, shall be installed by the Lessor on all perimeter and inner mantrap doors.
19. Master Keys: During construction the Lessor shall provide the Tenant six (6) construction master keys.
20. Keying: If a master key system is requested by the Tenant, the Lessor shall provide a single master for the entire facility with all locks keyed differently. Only normal locks shall be on the master key system, high security locks shall not be part of the master key system. There shall only be two (2) master keys for the entire facility. The master keys shall be turned over to the Tenant.
21. Key Code Security: Key codes, specifics of the lock systems or duplicate keys for any Tenant lock system shall be property of the Tenant and shall not be maintained by the Lessor or the Lessor's locksmith, and shall not be disclosed to anyone other than the Tenant.
22. Rod and Latch Guard: Doors with surface mounted hardware, on the egress side of the door, that is within 10 inches of the floor shall have an ADA required rod and latch guard.

5.2 WINDOWS

A. INTERIOR WINDOWS

The Lessor shall install INTERIOR WINDOWS as follows where designated within this POR:

1. GLASS PARTITION SYSTEM: A full height tempered Glass Partition from floor to ceiling, wall to wall, shall be provided at all Private Offices with no exterior window. The system shall contain a sliding glass door and the glass shall have an opaque film/finish from two feet above the floor to six feet above the floor for occupant privacy. A type A5 partition shall be constructed from the top of the glass partition to the structure above.
2. PASS THROUGH WINDOW: A minimum 4'-0" wide transaction window, with a sliding glass panel and locking hardware shall be provided in the wall at locations designated within this POR. Sill height shall meet Architectural Barriers Act Accessibility Standards (ABAAS) requirements; head height shall align with door frame. Glass shall be laminated. Window hardware shall allow easy operation of the glass from the opened to closed position. The window shall be provided with a 12 inch deep plastic laminate counter for the entire width of the window on the customer side of the window.
3. VIEW WINDOWS IN DOORS: A 12" wide x 12" (nominal) high view window with integral blinds shall be provided on door leading into rooms as designated within this POR. The blind cranks shall be located on the corridor side, not the room side. Blinds shall be between insulated 6mm (.236") tempered clear glass on both sides. Acceptable manufacturer: Vision Control from UNICEL Architectural (www.visioncontrol.qc.ca) or equal approved by the Contracting Officer.
4. TRANSACTION WINDOW WITH DEAL TRAY: A transaction window with a lockable, pass-through deal tray with lid (equivalent to Armortex Dip Tray Flip Lid Model RMDT-1416) and active voice transmission shall be provided in the common wall between rooms as designated within this POR. Passive voice transmission is not permitted. The location of the sill above the finished floor shall be as required to meet ABAAS, and the top of the window shall be at level with adjacent door frame. The window shall be of laminated glass, except where it is required to be bullet resistant. A counter on the visitor's side of the window shall run the width of the window and have a minimum depth of 12 inches. .
5. BULLET RESISTANT WINDOWS

   Where bullet resistant glazing is required, provide as follows:

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a. Glazing shall meet or exceed the requirements of United Laboratories (UL) 752, Level III, Super Power Small Arms (SPSA) standard for bullet resistance.
b. Where bullet resistant glazing is provided, the bullet resistance rating of accompanying frame, counter and associated accessories shall be equal to or better than the glazing.
c. Structural members supporting bullet resistant assembly shall be designed to withstand bullet impact loads in addition to static load of assembly.
d. Where bullet resistant glazing is provided, active voice transmission device to be counter mounted.
e. Bullet resistant shield in deal tray with an integral bullet trap.

B. EXTERIOR WINDOWS: See SECURITY section in this POR.

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5.3 WALLS

A. BULLET RESISTANT WALLS

1. Where bullet resistant armor is required within a partition, provide UL 752, Level III, SPSA, bullet-resistant armor installed in accordance with manufacturer's specifications.

B. PLYWOOD

Where plywood is required for partitions and other security features, provide fire resistant plywood where required by code, and as follows:

1. Blocking: 3/4" Thick
2. Security: 5/8" Thick
3. Mounting Boards: 5/8" Thick, Painted, Grade B/BB

C. WALL FOIL

1. All exterior walls of the Office Building shall be provided with foil to prevent Radio Frequency (RF) transmissions. The RF Foil shall work with the RF shielding in the glazing to provide a continuous RF shielding enclosure for the entire building envelope.
2. Where foil is required, including where specified for certain interior partitions, provide as follows:
   a. Install reflective foil insulation material full height (from slab to slab and edge to edge).
   b. The foil material shall extend 6" horizontally into the SCIF space both at the top and bottom of the partition.
   c. Joints between sheets of foil shall be fully taped with compatible foil tape.
   d. Where an interior partition meets the exterior wall, and where the rooms on either side of the interior partition are designated as SCIF, the foil shall be continuous across the exterior wall.
   e. Foil shall be TVM Building Products ULTRA NT Radiant Barrier Model 1800 series, or equal approved by the Contracting Officer. Where water vapor transmission is desired because of climatic conditions, perforated model shall be acceptable.
3. The cost of the exterior walls of the building, as constructed to meet the requirements above, shall be considered part of the core and shell construction cost.

D. VAULT WALL (WALL TYPE A8). Refer to Diagram in Section 13 for details.

E. MISCELLANEOUS CMU PARTITIONS (WALL TYPE A9 & A9A). Refer the Diagram in Section 13 for details.

F. At locations where an A5 Wall or other slab to slab wall is required but the secure space is also adjacent to a mantrap or other unsecure space (Task Force Space, etc.), provide a 5/8" plywood layer on the secure side of the studs under the gypsum wall board (GWB) for forced entry similar to A7 wall. Use fire resistant plywood if required by code.

G. Refer to the DIAGRAMS section of this POR for wall type diagrams and detailed requirements. Stud gauges and widths shown are minimums, provide heavier gauges and widths as required to meet code required loads.

H. Provide in-wall blocking as needed for wall-mounted equipment identified in this POR.

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I. All walls of rooms with no ceilings shall extend to the structure above and shall be finished and painted slab to slab.

J. Provide corner guards at traffic areas in corridors, locations to be determined during design intent. The corner guards shall be mechanically fastened 304 stainless steel, 16 gauge with rounded edges, Satin #4 finish with removable protective coating, 90 degrees typical (some custom angles may be needed). Guards shall have 1" wide wings, and shall be mounted above the floor base and extend 48 inches. Provide recessed mounting hardware or hidden fasteners @ 16").C. maximum, each side.

5.4 MILLWORK

A. All millwork shall meet AWI Premium Grade quality standards and be designed and constructed by a contractor with a current AWI quality certification. Lessor shall submit record of certification to government.

B. All millwork base cabinets shall include at least one 6" deep drawer at underside of countertop unless specifically described otherwise.

C. For every 5 linear feet of millwork base cabinetry, a base cabinet drawer stack of 12"-24" shall be provided unless specified otherwise.

D. A 4" x 8" shelf shall be provided above the toilet paper dispenser in all toilet stalls.

5.5 FINISHES

A. General: All rentable areas shall be finished to include the interior of core areas, building service areas, bare pre-cast, equipment rooms, general storage areas, Receiving Dock and service elevator lobbies, etc. Finishes shall include appropriate wall, floor, and ceiling finishes.

B. All GWB partitions shall be finished as indicated in the diagrams, and include at a minimum one primer coat and two coats of paint.

C. Refer to partition diagrams in this POR for additional finish requirements.

D. Stairwells: All stairwells shall be finished and detailed using finishes and fixtures of similar quality as that of the standard office areas (i.e. painted drywall finish for walls, finished ceilings).

E. The quality of finishes and construction in the Annex shall match those of the Office Building, except where otherwise specified in this POR.

F. Lessor shall provide four different finish boards with proposed material and color schemes for Tenant review and selection.

5.6 CEILINGS & VERTICAL CLEARANCES

A. Unless otherwise noted, minimum clear finished ceiling heights above finished floor shall be as follows:
   1. 8'-6" (unless otherwise specified) - Office Building (Area 1 through 30)
   2. 8'-6" (unless otherwise specified) - Annex (Area 31 through 33):
   3. 9'-0" - Area 7: Room 91, Area 33: Rooms 120, 121, 122

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4. 9'-6" - Area 8: Rooms 58C1, 58C2, Area 13: Rooms 74A, 76, 77, 79A, 80, Area 27: Room 73
5. 10'-0" - Area 28
6. 14'-0: - Area 27 Room 84

B. Unless otherwise noted, minimum vertical clearance above finished floor, no ceiling required, shall be as follows:
1. 10'-0" - Area 2: Rooms 57H, 57K4, 57K5, Area 5: Rooms 43E, Area 6: Rooms 98A, 98B, 98C, Area 7: Room 88, 93, 94, 96, 100A, 100B, 100 C, Area 15: Room 82, Area 16: Room 62A, Area 27: Rooms 103,128, Area 33: Room 122, Area 34: Rooms 86A, 86B, 86C, 86D
2. 12'-0" - Area 31: Room 108, Area 32: Room 113
3. 16'-0" - All Annex vehicle bays:
4. 14'-0" - 10% of first floor parking structure:
5. 8'-0" - All other areas in parking structure:

C. Higher ceiling heights may be proposed when beneficial or appropriate. Where floor levels are elevated (i.e. at raised access floor locations) the ceiling height shall be commensurably higher to provide a clear ceiling height as required above.

D. Ceiling mounted devices including motion sensors and sprinkler heads etc, shall be centered on the acoustical tile where installed.

E. All acoustical ceiling tiles shall meet the following requirements:
1. Noise Reduction Coefficient (NRC) rating of 0.85 or better and an Articulation Class (AC) rating of 180 or better
2. Submit cut sheet and samples to the Tenant Agency for approval prior to purchase.

F. Where no ceilings are provided in server room, communications closets, telephone rooms, fire proofing shall be installed in a manner that will prevent it from falling or flaking from the ceiling.

5.7 CARPET

A. The typical flooring for space throughout the Office Building and Annex shall be standard carpet unless noted otherwise within this POR or the ROOM DATA MATRIX section of this POR.

B. Upgraded carpet shall meet or exceed the following requirements:
1. Pile weight shall be a minimum of 30 ounces per square yard for level loop or textured loop construction. Pile weight shall be a minimum weight of 36 ounces per square yard for level cut/uncut construction.
2. Pile Height. The minimum pile height shall be .192 inch and a maximum of .330 inch.
3. Ensure the carpeting specifications are in accordance with the RLP and Lease requirements.

5.8 SPECIALTY FLOORING

A. Replacement. The Lessor shall replace the flooring, at no cost to the Tenant, prior to and during Tenant occupancy when it has curls, upturned edges, or other noticeable

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variations in texture. All repair and replacement work is to be done during business hours unless otherwise approved by the Contracting Officer.

B. RESILIENT FLOORING:
   1. Flooring shall meet the following criteria:
      a. Thickness. 1/8 inch minimum,
      b. Pattern and color thru thickness of wear layer,
      c. Wear layer full depth of material,
      d. ADA compliant for slip resistance,
      e. Minimum static load of 150 psi, and
      f. Flooring may be tile or sheet
      g. Consider non-vinyl options

C. SCIF ROOMS:
An approved RF paint or foil may be used on the floor and deck above for all SCIF rooms if a metal deck pan is not used.

D. TOILET ROOMS:
Terrazzo, unglazed ceramic tile, porcelain tile, or recycled glass tile shall be used in all toilet rooms unless another covering is approved by the Contracting Officer.

E. PARKING AND BAY AREAS:
   1. Concrete flooring shall be provided in all parking and auto bay areas.
   2. Asphalt shall not be an acceptable floor finish in any of these areas.
   3. Heavy duty non-slip epoxy flooring shall be provided in all Annex automotive bay areas.
      a. Flooring in the entire bay area shall be level for lift installation. Trench drain slope shall start beyond the bay areas.
      b. Floor coating or finishes shall meet or exceed a slip resistance guideline of 0.50 under dry or wet conditions, as per ANSI A1264.2-2012, Provision of Slip Resistance on Walking/Working Surfaces. Where surface testing is performed, whether under wet or dry conditions, it shall be performed with a tribometer meeting requirements of ASTM F2508, Standard Practice for Validation, Calibration, and Certification of Walkway Tribometers Using Reference Surfaces, and operated in accordance with this standard.

F. RUBBER MATTING
The Lessor shall provide a colored, patterned, rubber floor system, specifically designed for physical fitness facilities similar to Hid N Lok by Pawling Corp. or an equal approved by the Contracting Officer where specified within this POR.

G. RAISED ACCESS FLOORING: Raised Access Flooring (RAF) shall meet the following requirements:
   1. The Lessor shall provide a complete portable assembly of modular floor panels on an elevated support system, eight (8) inches deep, forming an accessible under floor cavity
   2. The cable tray shall be easily accessible from the top when the panels are removed.
   3. Floor panel. Provide 24"x24" panels size that are interchangeable with other standard field panels, easily located and removed without disturbing adjacent panels. Panels shall be easily removed using only panel lifting device. RAF shall be provided with stringers supporting each edge of each full panel, panels shall not be bolted to pedestals. Panels shall be steel, concrete filled.

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4. Understructure. The system shall be quiet and applicable for general office environment.
5. Floor load. RAF system shall be capable of supporting a rolling load of 1,500 lb. Rolling load performance shall not exceed 0.04 inches of local and overall surface deformation.
6. RAF shall comply with NFPA 75 requirements for raised flooring, and GSA raised floor system design guidelines (PBS P-100 standard).
7. The completed floor system shall be rigid, free of vibration and rocking panels.
8. Provide to the Tenant a minimum of 5 panel lifting devices.
9. Floor finish shall be upgraded carpet tile and shall be modular and registered to the RAF panels to allow removal of any single panel without having to remove or otherwise disturb adjacent floor covering.

5.9 PAINT

A. Prior to occupancy, paint shall be required on all walls including equipment rooms and general storage areas unless otherwise indicated within the finish schedule as approved by the Contracting officer, or otherwise noted on the ROOM DATA MATRIX section of this POR.
   1. Where feasible, reprocessed or consolidated latex paint with zero or low VOC shall be used in accordance with EPA's CPG on all painted surfaces. The type of paint shall be acceptable to the Contracting Officer.
   2. Wall paint shall be "satin egg shell" finish, not flat.
   3. Electrical power panels shall be painted in all locations, unless noted otherwise.

5.10 WINDOW COVERINGS

A. All window covering submittals shall be submitted to the Government for review prior to ordering. A technical specification and warranty information sheet shall be included with window covering proposals.

B. All windows, interior and exterior, shall be equipped with horizontal window blinds, unless specifically noted otherwise. Vertical blinds will not be permitted. Color selection shall be made by the Contracting Officer.

C. Provide motorized black out shades in Rooms 1-8, 4-14, 10-42E, 12-65A, and 20-59A.

5.11 SIGNAGE

A. Construction Signage: The Government shall reserve the right to review and approve the content and graphics of this signage. Other signage is not permitted unless approved by the Contracting Officer.

B. Permanent Building Signage: Signage wording shall be determined by the Tenant. All signage shall be approved by the Contracting Officer prior to fabrication.
   1. Exterior signage: All exterior signage shall be provided by the Offeror. This signage shall include a monument sign, building signage indicating the tenant, building address signage, all directional signage required to easily navigate the facility. The building address, monument sign, and building signage shall be easily visible and legible from public approach. The building address, monument sign, and building signage shall be illuminated. The signage design shall be integrated into the overall building design, utilizing materials consistent with the design of the project. Signage

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quality and aesthetics shall be consistent with the building's quality level. The Government reserves the right to name the building. Signs shall be provided and installed in the visitor's parking area to alert the public to stringent towing policies and the removal of unauthorized vehicles. Warning signs advising of twenty-four hour surveillance shall be posted around the site, attached to the fence. "No Piggybacking" signs shall be posted on each vehicle gate, facing oncoming traffic. Sign locations to be verified with the Tenant prior to installation.

2. Interior signage: The Lessor shall be required to provide room signage at each door and at each workstation throughout the interior space to identify all rooms, areas and workstations. The room signs shall be a minimum 6" wide x 4" high and at a minimum indicate room number and function name and have the capability to provide a slot for removable name plates. Workstation signs shall be sized to accommodate the workstation number and removable name plate of the occupant. Signage information such as room and workstation numbers and occupant's names (as applicable) shall be coordinated with, and approved by, the tenant. The Lessor shall provide samples of the proposed signage designs for the tenant's approval.
3. Provide an 8.5" x 11" frame on the egress side of all doors with X-10 locks for a Tenant provided sign.

C. The Lessor shall maintain all signage in a like-new condition throughout the lease term.

D. Provide perimeter signage on the fence which shall read, "US Government Property-NO TRESPASSING." Provide as needed around perimeter of fence. Coordinate location, quantity, and size of signage with the Tenant.

5.12 SPECIALTIES

A. CELL PHONE/LAPTOP STORAGE
1. ELECTRONIC STORAGE CUBBIES: shall be provided as open cubbies to accommodate cell phones and other electronic equipment, and shall not be of metal construction. The specific design and finish shall be approved by the Tenant during design. Mount cubbies above finished floor as required to meet ABAAS. Below the cubbies, provide a 6" deep counter for the width of the cubby unit with a wall-mounted electrical/USB power strip mounted above for charging electronic equipment.
2. CELL PHONE LOCKERS: shall be provided in the VSF, Mini Check model from AMERICAN LOCKER SYSTEMS, or approved equal.
3. No electronic storage cubbies or cell phone lockers shall be recessed into a wall that is a sound insulated wall with mineral wool for STC requirements.

B. COAT HOOKS: Provide coat hooks for every private office. Hooks shall be mounted on the room side of the door at 5'-6" above finished floor.

C. (b) (4) [redacted]

D.

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E. (b) (4) [redacted]

F. (b) (4) [redacted]

G. (b) (4) [redacted]

H. VACCINE REFRIGERATOR: Provide a vaccine refrigerator in Health Unit in Room 68B with the following features: Microprocessor temperature controller, digital temperature display, audible and visual high and low temperature alarms, average temperature cycle 41°F (5°C), keyed door lock, probe access port, magnetic gasket for positive seal, stainless steel door and exterior, high-density urethane foam cabinet and door insulation, cycle defrost, and back-up power.

I. FOLDING ACOUSTICAL WALL: shall be MODERNFOLD Acoustiseal 932 series or equal approved by the Contracting Officer.

J. PISTOL LOCKERS: Shall be AMERICAN LOCKER SYSTEMS, Pistol Locker Wall Mount Keyless or equal approved by the Contracting Officer.

K. All drinking fountains in Tenant space shall be Elkay #LZSTL8WSLP or equivalent, bottle filler station with bi-level ADA drinking fountain.

L.

5.13 FLOOR LOADING DESIGN CRITERIA

A. All building loads (live and dead) shall meet the more stringent of the following design criteria, International Building Code (IBC) (current edition), applicable local building codes or ANSI/ASCE 7-05:
   1. The Office Building shall be designed for a minimum (allowable) live load of 100 pounds per square foot (psf) plus a 15 psf partition live load, or the live load required by governing codes and standards, whichever is greater.
   2. Roof live load shall be in accordance with building codes cited above.
   3. Receiving Dock areas shall be in accordance with building codes cited above.
   4. High density file and storage areas identified in the room data matrix shall be designed for a live load capacity of 250 psf. Floors connecting the loading dock, service elevator, and all rooms indicated as heavy floor loading on the RDM shall be designed for a 250 psf floor load capacity.

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5. All members when subjected to the full design live loads shall not have a live load deflection greater than l/360.
6. The Office building, Annex, Parking structure, and VSF shall be designed for Wind, Seismic, and all other applied loading in accordance with the building codes and standards cited above.
7. Specialty vehicle parking areas shall be designed to accommodate the weight of the heaviest vehicle (Refer to section 4 of the POR) to be parked and the loading required by governing codes and standards, whichever is greater.
8. Live load reduction is not permitted for:
   a. Horizontal framing members,
   b. Transfer girders supporting columns,
   c. Or columns or walls supporting the roof where mechanical equipment can be located.
9. Live load reduction is permitted where allowed by the unaltered IBC, latest edition, for design of foundations and for design of columns or walls that do not support framing bays that will accommodate heavy mechanical equipment.
10. The minimum live load at floors supported by slab-on-grade shall be 150 psf which includes a 15 psf partition live load, or the live load required by governing codes and standards, whichever is greater.
11. The building shall have the capacity to accommodate GSA Class 6 safes, which generally have a footprint of approximately 19 inches by 28 inches, and can weigh over 500 lbs empty, throughout the building. A general rule of thumb would be to assume one safe per private office. Specific placement and number of safes shall be coordinated with the Tenant during the DID Phase.

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6.0 MECHANICAL

6.1 DESIGN INTENT

A. This specification defines the performance requirements of the mechanical systems. It is the intent of this document to require a cost effective system that provides the following:
   1. A reliable energy-efficient house cooling and heating system that is consistent with industry standard "class A" office space. This system shall provide for the comfort needs of the individuals occupying the building during normal business hours.
   2. A separate, redundant mechanical system for those areas of the building requiring continuous air conditioning. This system shall be supported by essential power and shall operate normally in the event of a utility power outage. This system shall also maintain the areas housing electronic equipment within stringent temperature and humidity levels.
   3. A safe work environment that will protect against the ongoing terrorist threat.
   4. A secure environment that will allow the tenant to conduct business in a confidential manner.

B. The information presented here is not intended to replace the design analysis. Mechanical systems shall be designed on a case by case basis with consideration given to cost, location and the specific program requirements found in the Room Data Matrix.

C. The tenant reserves the right, at its sole discretion, to reject any proposed mechanical system at the time of the offer. Furthermore, the acceptance of the offer shall not relieve the Lessor of the responsibility to conform to the RLP and POR.

6.2 DEFINITIONS

Capacity Component: Any active component of the mechanical system (except *terminal devices* as defined below) that is directly involved in transferring heat either into or out of the building. Common examples include but are not necessarily limited to the following: air handlers serving multiple rooms, chilled water pumps, condenser water pumps, refrigeration compressors, dry coolers, make up water supply systems, condensers, boilers, and boiler pumps serving multiple rooms and cooling towers.

Critical Room: Any room that requires redundant terminal devices that condition the room continuously 24 hours per day, 365 days per year for the full term of the lease.

Distribution device: Any passive component of the mechanical system dedicated solely to moving heat into or out of the building. Common examples include but are not necessarily limited to the following: piping, ductwork, and exhaust vents.

Equipment Room: Any room whose primary purpose is to house electronic equipment.

24/7: Denotes rooms requiring continuous operation 24 hours per day, 7 days per week throughout the full term of the lease.

N+1: Redundancy: HVAC system redundancy requirement where specified, where N is equal to the number of capacity components required to meet the design requirements. For N+1 redundancy, provide one additional capacity component of equal capacity of one capacity component to meet the HVAC system demand when one unit is down due to failure or maintenance. Example: If two 50% system components are required to meet the design

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HVAC requirements, provide a third equivalent 50% capacity component to operate in sequence with either of the other two capacity components.

Receiving Area: The area comprised of the Loading Dock, Mail Receiving Room, and any other areas that are dedicated solely to the processing of incoming mail and deliveries.

Service Downtime: Service Downtime is any unplanned interruption in any building service provided by the Lessor in accordance with the terms of the lease. Service Downtime is measured as the total, cumulative length of time of unplanned interruption occurring in a calendar year. For the purpose of calculating the amount of downtime, the calendar year shall begin on the date of substantial completion as defined in the lease agreement. Downtime shall be measured from the time the loss of service is reported to the Lessor to the time the service is restored.

System: All components required to condition the leased space. These components shall include, but shall not necessarily be limited to, the complete control system, all capacity components, all terminal devices and all distribution devices.

Terminal Device: Any active component of the mechanical system that is located inside or in the vicinity of the zone and that is directly involved in conditioning the air inside the building. Terminal devices are necessarily limited to a single zone. Common examples include but are not necessarily limited to the following: air handlers serving a single zone, air conditioners serving a single zone, condensers serving a single zone, fan coil units, variable air volume boxes, and computer grade air conditioning units.

Zone: Any contiguous rentable area that is capable of being thermostatically controlled independently of all other rentable areas in the building.

6.3 APPLICABLE DOCUMENTS

A. Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the standards and regulations in the following list:
   1. **AABC:** Associated Air Balance Council, 1518 K Street NW, Washington DC 20005. Phone: (202) 737-0202 Fax: (202) 638-4833 Email: info@aabcdirect.com
   2. **ACCA:** Air Conditioning Contractors of America, 2800 Shirlington Road, Suite 300, Arlington, VA 22206 Phone: (703) 575-4477
   3. **ASHRAE:** American Society of Heating, Refrigeration and Air Conditioning Engineers, 1791 Tullie Circle, N.E. Atlanta, GA 30329
   4. **NFPA:** National Fire Protection Association, 1 Batterymarch Park, Quincy, MA. 02169-7471
   5. **TUI:** The Uptime Institute: Building 100, 2904 Rodeo Park Drive East Santa Fe, NM 87505 USA. Phone (505) 986-3900 Fax (505) 982-8484 e-mail: tui@upsite.com
   6. **ISC:** Interagency Security Committee Security Design Criteria, The General Services Administration: www.gsa.gov

6.4 HVAC

A. Energy Supply
   1. All existing building HVAC systems shall be at least 10% more efficient than an equivalent system that meets the minimum requirements of the latest edition of the ASHRAE 90.1, without amendments.

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2. For new construction, reduce the energy use by 30 percent compared to the baseline building performance rating per ANSI/ASHRAE Standard 90.1-2007, Energy Standard for Buildings Except Low-Rise Residential. For major renovations, reduce the energy use by 20 percent below pre-renovations 2003 baseline. Submit simulation of the energy calculations following Appendix G of the ASHRAE Standard 90.1 showing compliance with the standard.
3. Submit the State required Energy Code calculations following Appendix G of the ASHRAE Standard 90.1 showing compliance with the standard.

B. Heating, Ventilating and Air Conditioning Systems

1. All HVAC systems serving normally occupied areas shall maintain the indoor conditions in accordance with the latest edition of ANSI/ASHRAE Standard 55. Humidification and dehumidification equipment may be required depending upon local environmental conditions.
2. All HVAC systems shall provide ventilation in accordance with the latest edition of ASHRAE Standard 62.1. The outdoor air intakes shall be located in an inaccessible location or secured as required by the ISC to inhibit the direct insertion of contaminants. Outdoor air intakes also shall be located and maintained to prevent any cross-contamination from the building exhausts, building relief air, plumbing vents, standing water, vehicular exhausts, or similar exhausts or discharges.
3. Any air handling device that either conditions or mixes raw outdoor air with re-circulated air shall be equipped with MERV 13 filters as tested in accordance with ASHRAE 52.2.
4. Any terminal device or air handler that does not condition or mix raw outdoor air with re-circulated air shall be equipped with MERV 8 filters as tested in accordance with ASHRAE 52.2.
5. The outdoor design temperature for all cooling systems shall be the 2 percent dry bulb and the corresponding mean coincident wet bulb temperature as listed in the latest edition of the ASHRAE Handbook "Fundamentals".
6. The outdoor design condition for evaporative cooling equipment shall be the 2 percent wet bulb temperature as listed in the latest edition of the ASHRAE Handbook, "Fundamentals".
7. The outdoor design temperature for all heating systems shall be the 99.6 percent dry bulb temperature as listed in latest edition of the ASHRAE Handbook "Fundamentals".
8. All HVAC systems servicing normally occupied areas shall maintain the indoor conditions in accordance with Table 6.1. All other spaces shall be conditioned in accordance with the latest edition of ANSI/ASHRAE Standard 55. Humidification and dehumidification equipment may be required depending upon local environmental conditions.

[redacted]

Indoor Design Conditions

Type of Area	Summer (DB)[1,3]	RH[2,3,4]	Winter DB[1,3,8]	RH[2,3,4]
General office[7]	24 (75)		22 (72)	
ADP, computer and information technology equipment rooms[5]	22 (72)	45	22 (72)	30
Corridors	24 (75)		22 (72)	

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Toilets	24 (75)		22 (72)	
Electrical Closets	26 (78)		13 (55)	
telecommunications frame room[5]	24 (75)	45	22 (72)	30
Storage Room (Including Evidence Storage)	24 (75)		22 (72)	
Gun Vault/Ammunition Storage[9]	24(75)	40	22(75)	40
Conference Room[6]	24 (75)		22 (72)	
Emergency generator room	40 (104)		18 (65)	

1. Dry bulb (DB) temperatures are degree Celsius (Fahrenheit) to be maintained at +/- 1°C (+/- 2°F) of set point.
2. The maximum permiss ble relative humidity is 60 percent for all spaces unless otherwise noted.
3. Dry bulb and relative humidity are to be maintained at 150 mm (6 inches) to 1,800 mm (6 feet) above the floor.
4. Relative humidity shall be maintained within +/-5 percent RH of set point in spaces.
5. Shall comply with EIA/TIA Standard 569.
6. Provide independent temperature control.
7. In locations or seasons of high relative humidity, the system shall be designed to limit the indoor ambient temperature after normal business hours to no higher than 78 °F.
8. HVAC Systems shall be started ahead of normal business hours as needed to maintain operating temperatures that are within design limits at the beginning of each working day.
9. Provide humidity control to limit the relative humidity to no greater than 40%

9. The Lessor shall submit cooling load calculations, heating load calculations and outside air calculations for review. The calculations shall meet the guidelines of the latest ASHRAE Fundamentals handbook and AHRAE 90.1. Sound calculations shall meet the guidelines in the latest ASHRAE HVAC Applications hand book.

10. Adequate maintenance access shall be provided for all HVAC equipment service. Comply with all manufacturer clearance requirements.

11. All HVAC systems shall be capable of being operated normally, without any manual intervention, 24 hours per day, and 365 days per year. Although the parts of the building not served by the 24/7 system will normally be unoccupied after normal working hours, it shall be the sole discretion of the tenant to decide when these rooms are to be conditioned. The air conditioning to these rooms shall be capable of being turned on and off by the tenant from the control workstation located in Room 91.

C. Maintenance

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1. The Lessor shall be responsible for repairing, servicing and performing preventive maintenance for all HVAC systems. Conform to all of the manufacturer's recommendations that improve system reliability. Make every effort to avoid the potential for equipment failures. The Lessor shall test the 24/7 system to confirm proper operation of mechanical equipment including operation with generator power.

D. Distribution Systems
1. Where the program requirements indicate a sound rated partition (Partition Type A2, A5, A5S, A6, or A7), a sound-lined air transfer duct (Z-duct) or sound attenuator shall be provided as required to provide a return air path. The air velocity through a Z duct return shall not exceed 400 feet per minute and shall not exceed a total pressure loss of 0.025 inches of water at full design air flow. Sound attenuation performance shall be determined at actual job conditions to verify that normal conversations cannot be overheard on the unsecure side of the wall. For rooms with partition type A5 at mantraps, the Z-Duct shall be contained in the ceiling space of the room on the secured side. Refer to detail entitled Z-Duct in the Diagrams section of this POR for specific requirements.
2. All duct penetrations and air relief penetrations through Partition Types A2, A3, A6, A6C, A7, and A8 that are larger than 96 square inches in area shall be secured with man bars as described in this POR. Refer to Section 10 regarding specific man bar requirements.

E. Controls and Instrumentation
1. All building systems shall have a fully functioning, distributed, building automation system capable of automatically operating and monitoring all equipment and processes.
2. Remote access to the building automation system shall be strictly prohibited. Systems shall not be connected in any way to any other facility. Wireless communication between the devices within the facility is also strictly prohibited.
3. The building automation system shall have a distributed open protocol BACNet that complies with ASHRAE Standard 135 Architecture. The operator shall be able to read and write control loops and set points in all controllers. All control loops and set points shall be fully configurable through a single, system wide programming language. The control workstation shall be capable of viewing, modifying and saving the current control loop in any controller without disruption to operation of the system.
4. Room 7-91 shall have a control workstation capable of monitoring all building systems and controlling the environmental conditions in all rooms. The Lessor shall program only the critical alarms on the Room 7-91 BAS with visual and audible notification. The critical alarms shall include items such as high room air temperatures in offices, equipment rooms, telecom rooms or closets due to equipment failure, and other active HVAC system component alarms important to satisfactory operation of the system. The BAS control workstation shall have a UPS with 10 minutes of battery backup capacity. Critical Alarms shall result in an audible sound and provide a screen displayed description of the alarm at the BAS monitor located in Room 7-91-A. A critical alarm shall include at a minimum any one of the following:
   a. Failure of an HVAC system capacity component. For the 24/7 System, it should critical alarm if both the lead and lag units fail. It should not be a critical alarm if the lag unit comes up when the lead unit fails.
   b. Equipment room ambient temperature equal to or exceeding 78 degrees F

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5. The system shall automatically recover from a power outage. All customized control loops and set points shall automatically load after a power outage. If a single component in the system fails, including the control workstation, all other components shall operate normally.
6. The Building automation system shall have an emergency fan off command (EFO) that will shut down the fans and mechanical ventilation equipment to isolate the interior of the building from the outside environment. This feature will be used only in an unlikely emergency situation but it will be tested during building commissioning. The Room 91 BAS control workstation shall have a graphic HVAC summary page with a single button that can be activated to quickly and automatically shut down all Ventilation components within the building. These components include, but are not limited to, exhaust fans, intake fans, air handling units, make up air fans and heat recovery units. All outside air and exhaust dampers shall be closed after fans are shut down. An orderly and automatic restart button shall also be required.
7. At the time of initial occupancy, the capacity of any individual communications trunk line and any individual local area network shall not exceed 75% of its rated capacity. The complete system shall be capable of accepting the remaining points without any revisions or additions to the control system and its components.
8. An individual thermostat control shall be provided for open office areas not to exceed 1,500 ANSI/BOMA Office Area square feet. Interior control zones for closed office areas shall not exceed 3 offices per zone. Corner offices shall be dedicated zones. Perimeter zones shall be controlled independently of interior zones and shall have at least 1 thermostat for each facade of the building with a different orientation, and no more than three private offices with same orientation in one zone. Independent zones shall be provided for equipment rooms, conference rooms, lobbies, atriums, kitchen areas, lounges, and physical fitness areas.
9. Systems serving areas in which the Room Data Matrix indicates as being 24/7 shall be capable of being controlled independently of all other building systems.
10. Systems serving areas in which the Room Data Matrix indicates as being 24/7 shall be on essential power and shall operate normally in the event of a power outage.
11. A live demonstration of the graphic package shall be shown to the Tenant engineer prior to the installation. The Tenant engineer shall be able to modify the graphics and points without additional cost.

F. Receiving Dock and Room 27-51

The mechanical systems for the Receiving Dock and Room 27-51 shall comply with the following requirements in addition to all of the other requirements found in the RLP/LEASE and POR.

1. The Receiving Dock and Room 27-51 shall have stand alone, dedicated supply air systems; no portion of the air flow for these systems shall be associated with any other portion of the building in any way.
2. Provide dedicated exhaust systems for the Receiving Dock and Room 27-51. The dedicated exhaust shall not pass through any other area of the building; the exhaust shall terminate to an un-occupied outdoor area and shall be a minimum of 30 feet away from any outdoor air intakes or doorway.
3. The Mechanical system serving the Receiving Dock shall maintain a negative pressure in relation to all other adjacent portions of the building. This pressure differential shall be 5 Pa (0.02 inches of water gauge) on average, but no less than 2 Pa (0.004 inches of water gauge) when the doors to the room are closed.
4. Provide Receiving Dock and Room 27-51 ventilation system outside air intakes, relief air and exhaust with low leakage isolation dampers that can automatically be

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closed to isolate the Receiving Dock and Room 27-51. The low leakage dampers shall have maximum leakage rates of 3 CFM/square foot with a differential pressure of one inch water gauge (250 Pa) across the damper as measured in accordance with NFPA 2001, Annex C.

5. No ductwork serving any other area of the building shall pass thru the Receiving Dock or Room 27-51.
6. The Mechanical systems serving the Receiving Dock and Room 27-51 shall, under normal operation, exhaust 0.50 cfm/sq. ft. Power for the mechanical systems serving the Receiving Dock and Room 27-51 shall be fed from essential power.
7. Building heating and cooling systems such as steam, hot water, chilled water and refrigerant may serve the Receiving Dock and Room 27-51 as long as the airflow systems for the Receiving Dock and Room 27-51 remain separate from the rest of the building as well as separate from each other. Self-contained units may be proposed. Exhaust air from these rooms shall be vented directly to the outside via dedicated ducts.
8. Provide a separate method of control to isolate the Receiving Dock and Room 27-51.

G. 24/7 HVAC System Requirements

The mechanical systems serving those areas designated in the POR as being "critical" and "24/7" shall meet the following additional requirements.

1. The Lessor shall provide dedicated, N+1 redundant HVAC capacity components (see 6.2 Definitions), as part of the general building system, that operates 24 hours per day, 365 days per year. This 24/7 system shall provide continuous cooling for rooms designated as either critical or 24/7 in the POR. The capacity components shall operate normally in the event that any one capacity component fails.
2. In the event of a capacity component failure, the 24/7 system utilizes capacity components from the base building system to satisfy the redundancy requirement. The base building system shall be properly sized for both base building and 24/7 cooling loads concurrently. Any loss of cooling in any part of the building due to a failure of any single capacity component belonging to the 24/7 system shall not be allowed.
3. The 24/7 system shall be capable of operating normally, without any manual intervention, 24 hours per day, 365 days per year. All 24/7 system shall be on essential power. The system shall operate normally in the event of an electrical power outage. If the base system is used as a 24/7 backup component it shall be on essential power.
4. The capacity components and distribution devices shall be flexible enough to accommodate changes required to meet the tenant's future requirements. The equipment shall be capable of accommodating an increase in overall system load of 25% without any modifications to any capacity components or distribution device.
5. The system serving any room designated as critical shall comply with the following additional requirements:

a. The system shall operate normally in the case of a fire alarm event in any other portion of the building.
b. Each room shall be conditioned by N+1 redundant terminal devices. The terminal device shall operate normally in the event that any one unit fails. The terminal devices shall consist of multiple floor mounted Computer Room Air Conditioning (CRAC) units. The CRAC units shall be sized so that the failure of any one unit will result in a 100% cooling capacity available to satisfy the room cooling load. The

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CRAC units shall be provided with variable frequency drives (VFD) to ensure the proper handling of the cooling requirements.

6. The 24/7 system shall have a single, non-redundant, distribution system in accordance with the Uptime Institute Tier II classification. The terminal devices (CRAC units) shall be ducted to a common distribution header that will supply the cold aisles. Ductwork distribution shall be designed to ensure that the air is supplied uniformly across the cold aisle. The hot aisle return shall be ducted to a common header for all terminal devices to ensure that the heat is efficiently removed from the aisle.
7. Manual intervention shall not be required for continued operation in the event of a capacity component failure. Following a loss of offsite electrical power, some components (i.e., chiller compressors, etc.) may shutdown and require a delay period prior to automatic restart on the essential power system. However, the redundant capacity component shall be fully operable from the emergency diesel generator, and shall start no later than 15 minutes after a capacity component failure. Automatic restart of all 24/7 system capacity components and terminal units that shut down after an offsite power failure shall occur within 15 minutes after shutdown.
8. Manual intervention shall not be required for a minimum of 40 hours during a loss in service from any public utility. Public utilities include, but are not necessarily limited to the following: electricity, water, and natural gas.
9. The additional cooling (W/SF) indicated in the room data matrix includes only the sensible electrical equipment loads. All rooms shall be provided with ventilation and cooling required due to occupants, lighting, and exterior heat loads.
10. The Lessor shall provide a utility room adjacent to Room 7-100A/B, which shall contain the UPS and the terminal units service the Room 100. The terminal units shall have the capacity to provide cooling to both the Room 100 and the UPS equipment.

H. Systems Testing and Balancing
1. A final testing and balancing report shall be submitted to the Tenant indicating the results of testing the system's distribution system. The report shall be signed and sealed by a testing and balancing engineer certified by the Associated Air Balance Council (AABC) or the National Environmental Balancing Bureau (NEBB). Delivery of testing and balancing report to the Government shall be required no less than two weeks before the Government will certify substantial completion.
2. The Lessor shall provide instruction to the Tenant designated employees in the proper operation and utilization of the system. The Lessor shall demonstrate all modes of operation of the system to the Tenant or the Tenant's representative.
3. Lessor shall provide factory certification that the HVAC system is installed and operating properly per sequence of operation. The Lessor shall notify the government at least 5 working days in advance for commissioning of HVAC system.
4. TAB contractor shall provide independent certified instruments and technicians to support the building controls. Contractor to calibrate all BAS system meters and sensors.

6.5 VERIFICATION

A. The Lessor shall guarantee that all leased space designated as 24/7 shall have a Service Downtime less than 24 hours per year. In the event that the Service Downtime is 24 hours or greater, the lesser shall credit the tenant 2% of the total monthly rent for

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each additional 60 minutes per year, or fraction thereof, of downtime (the penalty in any one month shall not exceed 50% of any one month's rent).

B. The Lessor shall guarantee that all critical rooms shall have a Service Downtime less than 60 minutes per year. In the event that the Service Downtime is 60 minutes or greater, the lesser shall credit the tenant 2% of the total monthly rent for each additional 30 minutes per year, or fraction thereof, of downtime (the penalty in any one month shall not exceed 50% of any one month's rent).

C. The Lessor shall guarantee that all other normally occupied areas of the building shall have Service Downtime less than 72 hours per year. In the event that the Service Downtime is 72 hours or greater, the Lessor shall credit the tenant 2% of the total monthly rent for each additional 36 hours per year, or fraction thereof, of downtime (the penalty in any one month shall not to exceed 50% of any one month's rent).

6.6 COMMISSIONING

A. The Lessor shall provide a plan for the performance testing and commissioning of the System to the Tenant for approval.

B. The Lessor shall verify the functional and operational performance of all parts of the System. All tests and inspections required to verify the functions and operations shall be fully documented by the Lessor and submitted to the Tenant prior to final occupancy. These tests shall prove that all modes and sequences of operation are correct and functioning properly.

C. Systems commissioning shall be performed by a qualified independent third party Commissioning Agent contracted by the Lessor.

D. After completion of the commissioning report, the Lessor shall demonstrate the operation of HVAC system to the Tenant's engineer including the 24/7 system. The Lessor shall furnish at least 5 working days notice to the Tenant prior to the test.

E. Refer to Appendix 4 for additional mechanical commissioning requirements.

6.7 NOT USED

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7.0 ELECTRICAL

7.1 ELECTRICAL GENERAL

A. Coordinate locations of power receptacles serving specific equipment such as copiers, wall mounted televisions, CATV outlets, etc., to allow efficient placement and concealment of cabling wherever possible.
   1. Wall mounted televisions and monitors should use a Legrand – Flat Panel TV Connection Kit HT2102-WH-V1 or equivalent.
   2. Lessor shall coordinate data, power, and telephone locations with the final furniture plans, and include these locations in the final 100% TI Construction Documents.
   3. Outlets installed for charging electronic equipment, such as at electronic storage cubby locations, shall have electrical and USB outlets.

B. All branch circuit wiring shall consist of copper conductors. Conductors for branch circuits shall be sized to prevent voltage drop exceeding 3 percent at the farthest receptacle.

C. Convenience outlets shall be circuited separately from the lighting.

D. The emphasis of the power distribution design for this facility shall be to provide reliable power distribution to the facility. Power distribution systems shall be protected by integrating transient voltage surge suppression systems.

E. The Lessor shall provide a sample of all electrical device(s) such as public address speakers, fire alarm devices, environmental sensors and occupancy detectors to the Tenant Agency for testing and approval prior to purchase and installation. Lessor shall allow ten weeks for testing process and shall incorporate this into the project schedule.

F. All conduit shall be concealed in walls, floors, or ceilings unless otherwise noted.

7.2 UTILITY GENERAL

A. The service entrance feeders entering the building shall be underground and protected from damage.

B. The Lessor shall provide a telephone duct bank, 4" conduit with pull strings, from the Office Building to the nearest telephone manhole.

C. The Lessor shall provide two (2) data duct banks of 4" conduit with pull strings, from the Office Building to two (2) independent manholes to provide service to the building.

D. The Lessor shall bring cable TV service into the Office Building and Annex with connection points in all Room 98's on each floor of the Office Building and the Annex.

E. The Lessor shall not use any Tenant conduits for their use

F. Location of Utilities and Feeders: Locate utility systems at least 25 feet away from loading docks, entrances, and uncontrolled parking, or implement standoff, hardening and venting methods to protect utilities from the blast threat at these locations.

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7.3 POWER GENERAL

A. The Tenant requires 2 separate and distinct electrical distribution systems – SHIELDED, and ESSENTIAL.

1. Shielded Distribution System.
   a. This system shall support computers, electronic equipment, and general purpose receptacles. All system open workstation furniture and all standard wall receptacles shall be fed from the shielded distribution system unless specified to be fed from the essential distribution system. The shielded system is typically fed from a building riser at 480 V and stepped down to 120/208 V, 3 phase, via required computer grade shielded isolation K-13 transformers on each floor. From the shielded transformers, the power is distributed to panels on all floors.
   b. Computer outlets shall be quadruplex outlets, and they shall be fed from a SHIELDED power panel. A SHIELDED electrical circuit typically will have its own unshared hot, neutral, and ground conductors fed from a SHIELDED power panel. An exception to this is with system open workstation furniture. The Lessor shall coordinate power requirements with the furniture vendor. For feeding computer outlets, a circuit shall feed maximum of 2 quadruplex outlets. All components of this system shall be designed for non linear harmonic producing loads (SHIELDED OUTLETS ARE NOT REQUIRED TO HAVE ISOLATED GROUNDING.). The use of quadraplex outlets is favorable where mentioned, yet two separate duplex outlets can be used if it presents a significant cost savings. This should be presented by the Lessor to the Tenant for approval.
   c. Refer to the Special Electrical Requirements section of this POR for electrical power load requirement for SHIELDED riser equipment:

2. Essential Distribution System.
   a. This system is used to support critical communications, data processing, and related HVAC and lighting equipment, as well as all Security Devices (i.e. CCTV, alarm systems, access control systems, door and gate actuators, anti-ram barriers, etc). General Building systems (including domestic water pump, hallway lighting, one set of bathrooms on each floor – one light in each restroom, exterior lighting, electric boilers/heating systems-where applicable, and vending machine outlets-where applicable), shall also be on essential power. The essential power is typically fed from a building riser at 480 V and from the TENANT STANDBY GENERATOR UNIT through an automatic transfer switch (ATS). From the ATS, all non-HVAC equipment shall be fed via computer grade shielded isolation K-13 transformers at 120/208.
   b. Refer to the Special Electrical Requirements section of this POR for Panel Load Table (required capacity) for ESSENTIAL power loads for ESSENTIAL riser equipment
      i. The ESSENTIAL power requirements in the Special Electrical Requirements section do not include lighting, air conditioning, or shielded receptacle loads.
      ii. All dedicated Tenant load panels shall be 3 phase, main circuit breaker hinged panels. The electrical panels located in occupied space shall be recessed and painted.
      iii. All outlets on ESSENTIAL power shall be orange. The Lessor shall provide a unit price per SHIELDED and ESSENTIAL duplex and quadruplex outlets.
      iv. Panels RP-CR shall be used ONLY to serve the loads within the room/suite where the panel is located.
      v. Provide essential power to all code required devices

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vi. Refer to the Room Data sheet for detailed Essential power requirements
vii. Panel loads vary according to how Room Data Matrix requirements for essential power outlets are met.

c. The Lessor shall install Geist NSVA 100-102S20 Vertical Rack PDUs, or equivalent, in each computer network equipment rack in the main 98 room. The specifications features: 39in. vertical rack mount PDU 20A, rated for 120V with (10) NEMA 5-15/20 outlets.

B. An additional 25% spare capacity shall be included in the switchgear calculations and equipment to account for future expansion.

C. All electrical panels shall be located only in an electrical closet unless otherwise specified. All electrical panels shall have door-in-door, lockable hinged panel cover.

D. All branch circuit shall be copper in conduit with unshared ground and neutral wires. The receptacles serving the office equipment and computers shall be provided with their own unshared neutral.

E. All receptacle and switch cover plates shall be brushed stainless steel type. Provide circuit numbers on face receptacle faceplates.

F. For all rooms, a minimum of one duplex outlet shall be installed per wall, unless otherwise specified in the Room Data Matrix.

G. Remote monitoring from outside the facility of building automated systems within (b) (4) [redacted] space is prohibited, except for fire/life safety systems.

H. The service shall be designed to provide a reasonable degree of protection from a prolonged electrical outage.

I. All outlets on UPS power shall be blue.

J. Provide circuit numbers on receptacle faceplates.

7.4 GROUND BUS SYSTEM

A. The building shall have a reference ground riser in each communications closet per ANSI/-607C – latest edition. The risers shall be bonded to the Main building grounding point. All grounding for bus bars in individual rooms shall be supported by these risers. The risers shall be no less than #4/0 AWG Copper.

B. Provide a grounding bus bar in the communications closets that is connected to the same grounding plane as the incoming electrical service.

7.5 DATA CABLING DISTRIBUTION SYSTEM

A. An overhead cable tray system employing a basket type tray with trapeze supports 18" wide x 4" deep shall be provided for the data, telephone, and signal wiring. 6" wide X 2" deep branch spur cable tray shall come off main cable tray loop to service open workstation furniture and private offices. The overhead distribution system shall be installed in a closed loop configuration throughout the entire facility (to include the Annex as well as the Office Building), such that any area of the facility can be reached from this overhead distribution system with conduit runs of not more than 30 feet. Placement of

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the tray over offices and other work areas is to be avoided. The cable tray layout shall be confined to above ceiling in corridors wherever possible. Provide support for working load of 100LB / linear foot.

B. The cable tray system shall be installed so that there is at least 6 inches clear space above the cable tray and 4 inches clear space below the cable tray to the nearest ceiling element (structure, ductwork, VAV box, lighting, sprinkler, etc.) Horizontal placement of the cable tray shall maximize access to it. For instance in a five foot corridor, placement shall be optimized such that the greatest clearance can be achieved, both vertically and horizontally, with a minimum of two (2) feet horizontal clearance on one side of the cable tray to allow for cable installation and access. Care shall also be taken to minimize vertical elevation changes of the tray which will make cable installation more difficult. During the design period the contractor shall submit for tenant's approval a plenum "sandwich plan" depicting the locations of all ceiling elements and to aid in the layout of the cable tray plan. The Lessor shall ensure that the contractor install the cable tray as designed. Where field conditions dictate a minor "crossover" is required or that the clear space will be compromised, the Lessor shall submit such request on an individual basis to the tenant for approval prior to installation. If approval is not secured in advance, the work shall be removed at the contractor's cost.

C. The cable tray shall be stopped 6" away from any A2, A3, A6, A6C, or A7 wall and 4-inch EMT sleeves with firestopping shall be provided through the partition. For the large SCIF suite in Area 2, provide two (2) 4-inch EMT sleeves.

D. Provide 2,000 linear feet of 12"wide X 2"deep branch cable tray and (1) 90 degree elbow/bend for every 100 feet of cable tray including installation as part of the base contract.

E. Provide cable tray loop system with 18" X 4" spurs leading up to wall penetration points of Rooms 57K4, 91A, 96, 98, and 100. Stop the cable tray 6" away from these rooms and provide 4" EMT sleeves through the partition – one (1) at Rooms 99A, 99B, 99D; two (2) each at Rooms 91A, 96; three (3) at Room 99C (if used); four (4) at Room 98; five (5) at Room 100B (if used); and eight (8) at Room 100A (if used). The cable tray route shall be shown on the Design Intent Drawings (DIDs).

F. Provide vertical ladder type tray system between floor and ceiling core drills in Room 98 for cable routing to facilitate cable management. Vertical trays shall be sized to adequately accommodate the number of vertical sleeves referenced in Special Electrical note in the RDML for these rooms. Cable tray shall be grounded to the ground bar in Room 98 using No. 6 AWG copper cable at each junction point.

G. In spaces with raised flooring where data outlets are specified away from walls or columns, the Lessor shall provide 18" wide by 4" deep basket cable tray under the raised flooring to serve all data or telephone outlet locations. Provide three (3) 4" conduits from the above-ceiling cable tray to below the raised floor to route the cables.

7.6 ELECTRICAL, TELEPHONE, DATA FOR OPEN WORKSTATION FURNITURE

A. The Lessor shall provide integrated data/telephone boxes and electric junction boxes for the base feed connections to the systems open workstation furniture. The junction boxes shall align with the spine of the modular furniture sets. Lessor is responsible for coordination of electrical with furniture layout.

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B. The Lessor shall provide CLUSTER GROUPs for electrical and integrated data/telephoneconnections into open workstation furniture. A cluster group shall consist of (1) data/telephone junction box with 2" electrical metallic tubing (EMT) conduit, and (1) electrical junction box with 1" EMT conduit. The data/telephone, and electrical junction boxes shall be a (nominal) 4" square box by 2-5/8" deep with EMT conduit stubbed 6" above the ceiling for each outlet. Each grouping of 4 workstations shall require an 8-wire, 4 circuit electrical feed with dedicated neutrals. Cluster groups at workstations shall be provided on the basis of one (1) cluster group per four (4) workstations; however, actual amount shall have to be determined at time of layout.

C. Where open workstation furniture does not abut a wall or column, data/telephone and power shall be provided by the Lessor via power poles or floor box/core drill. Coordinate the location with the tenant.

D. The open workstation furniture typically installed is pre-wired to accept an eight (8) wire, four (4) circuit 2+2 system (4 SHIELDED wires + 2 oversized shared neutrals + 2 shared grounds.)

E. The pre-wired system shall be used by the contractor to provide shielded power to system open workstation furniture.

F. Base feeds (whips), as required by the final furniture layout, shall be provided by the Lessor. The Lessor shall make the final branch circuit electrical connection from the base feed to the furniture and trim excess whip length.

G. For printer stations that are located at the end of the furniture systems, provide power using the furniture whip. A printer station requires two dedicated circuits that can be combined with whip feeding adjacent workstations if power allows. Otherwise, provide a separate 8 wire whip for the printer stations.

H. For each tech workbench (Wright Line), provide a dedicated circuited floor box/core drill for the power, located at the corner of the bench. The data/telephone shall be fed from the wall as described above.

I. For the conference room table, provide a dedicated circuit feeding multiple floor boxes or poke thru for power that includes data/telephone. For medium size conference rooms, provide two floor boxes. For large conference rooms, provide three floor boxes.

7.7 TELECOMMUNICATIONS SYSTEM

A. The Lessor shall provide data/telephone junction boxes 4" square by 2-5/8" deep with 2" EMT conduit with insulated bushing stubbed 6" above finished ceiling for each outlet. Pull strings shall be provided. The Lessor shall provide cover plates capable of accommodating six data outlets per outlet. Cover plates shall match those provided for electrical outlets and light switches in style and color.

B. The Lessor shall be responsible for design, procurement, installation, termination, and testing of all data/telephone and low voltage cabling for the project.

C. The Lessor shall provide RJ-45 jacks for copper connections and industry standard LC connections for fiber optic connections.

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D. Unless otherwise prohibited by the local AHJ or building official, emergency elevator telephones installed in elevator cabs shall have dial-out capabilities only. Elevator phones shall not be capable of receiving incoming calls.

E. Telephone equipment shall be installed by the telephone vendor within the SCIF space. A 20-amp UPS circuit and grounding shall be provided by the Lessor.

7.8 DATA DISTRIBUTION

A. The Lessor shall ensure that the infrastructure installed to support the data outlets and the associated wiring used to transmit data to workstations are safely concealed in walls, columns, floor boxes, or below access flooring.

B. The Lessor shall provide conduit to 6" above the ceiling, junction box, and cover plates with a grommeted opening for each data and panic alarm outlet. Cover plates shall match the color of those provided for electrical outlets and light switches.

C. In Offices, the single gang box for data distribution shall be installed horizontally with 7 inch clearance measured from the midpoint to each side of the box and no obstruction below.

D. The Lessor shall be responsible for the design, subcontracting, installation, termination, and testing of all data cabling to include computer data, telephone, low voltage, security electronics cabling, CATV, and CCTV. The Lessor is also responsible for the development and delivery of a complete set of 'as-built' drawings at the conclusion of the project.

E. TECHNICAL DATA DISTRIBUTION. There are a limited number of locations in which, in addition to standard data outlets, additional data outlets designated as "technical data outlets" shall be required. The boxes provided for this system shall be dual gang mud rings (holes mounted horizontally), with one 1" conduit stubbed out 6" above the ceiling. There shall be 7 inches of clearance measured from the midpoint to each side of the box and no obstructions below.

7.9 CABLING DESIGN, PROCUREMENT, INSTALLATION, AND SECURITY ELECTRONICS

A. The Lessor shall provide all low voltage and data cabling for this facility to include all aspects of designsubcontracting, installation, and testing. The cabling to be provided shall include data, telephone, low voltage security electronics, CATV and CCTV. The types of cabling to be installed include fiber optic and copper based. The cable jackets for the cabling shall be provided as follows:
   1. CAT6 – Green
   2. Fiber – Aqua
   3. 735 coaxial cable – Grey
   4. CAT3 25 Pair – Grey
   5. All security cabling – White

B. For the Lessor's understanding of the general scope of the overall cabling effort, the following information is provided.
   1. For site cabling, refer to "Site Conduit" subsection within this section of the POR for locations and quantity of site cabling.
   2. Backbone fiber optic cabling requirements are as follows:

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a. From Room 7-100A/B to all 6-98 Rooms, the cabling installation requires 48-strand OM3 Plenum-rated fiber optic cabling and rack-mounted patch enclosures equipped with LC ports.

3. Horizontal fiber optic cabling requirements are as follows:
   a. From Rooms 6-98 to Work Area Outlets (WAO). The cabling installation requires two-strand OM3 plenum rated fiber terminated with LC type connectors for each network that requires fiber optic transport medium.
   b. From Room 7-100A/B to Room 7-96, one (1) 48-strand OM3 plenum rated fiber (LC connectors and ports), one (1) 12-strand OS1 plenum rated fiber (LC connectors and ports), one (1) Type 734 plenum rated cable, and twelve (12) CAT-6 plenum rated cable.
4. For Non-SCIF Private Offices and Non-SCIF Open Office workstation locations, provide cable drops for each occupant as follows: three (3) CAT-6 plenum rated copper and one (1) two strand OM3 plenum rated fiber. The network composition is one RED OM-3 network drop with industry standard LC connector, one GREEN CAT-6 network drop with RJ-45 connector, zero YELLOW network drop, one BLUE CAT-6 network drop with RJ 45 connector, and one GRAY CAT-6 network drop with RJ-45 connector (1-1-0-1)+1 tel.
5. For All SCIF Private Office and SCIF Open Office workstation locations, provide cable drops for each occupant as follows: three (3) CAT-6 plenum rated copper and two (2) two strand OM3 plenum rated fiber. The network composition is one RED OM-3network drop with industry standard LC connector, one GREEN CAT-6 network drop with RJ-45 connector, one YELLOW OM-3 network drop with industry standard LC connector, one BLUE CAT-6 network drop with RJ-45 connector, and one GRAY CAT-6 network drop with RJ-45 connector (1-1-1-1)+1 tel.
6. Exceptions to the guidelines above:
   a. For area 5-Room 43A, provide cable drops for each occupant as follows: three (3) CAT-6 plenum rated copper, two (2) two strand OM3 plenum rated fiber, and one (1) specialty fiber (6 Pair 50um OM3 MTP corning cable with LC MTP module).
   b. For Area 5-Room 43B, provide six (6) CAT-6 plenum rated copper, two (2) two strand OM3 plenum rated fiber and two (2) specialty fibers (2-pair 50um OM3 4 fiber corning cable with LC connectors).
   c. For Area 5-Room 43C, provide three (3) CAT-6 plenum rated copper, one (1) two strand OM3 plenum rated fiber, one (1) specialty fiber (6-pair 50um OM3 MTP corning cable with LC module) and two (2) specialty fibers (4-pair 50um OM3 8 fiber corning with LC connectors).
   d. For Area 5-Room 43D, provide six (6) CAT-6 plenum rated copper, two (2) two strand OM3 plenum rated fiber, and two (2) specialty fibers (2-pair 50um OM3 4 fiber corning cable with LC connectors).
   e. For Area 5-Room 43E, provide three (3) CAT-6 plenum rated copper, one (1) two strand OM3 plenum rated fiber, and two specialty fibers (4-pair 50um OM3 8 fiber corning cable with LC connectors).
   f. For Area 5-Room 43F, provide one (1) CAT-6.
7. **Technical Data Distribution:**
   a. From Room 7-100A/7-100B/30-99C to each Room 6-99A/99B, provide one (1) 24-strand OM3 Plenum fiber.

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b. From Room 7-100A/7-100B/30-99C to all Technical Data Outlets, provide one (1) 4-strand OM3 Plenum fiber and two (2) Category 6 Plenum cables.

C. **Cabling Design and Installation** The design of the low-voltage network infrastructure shall include, but is not limited to, data, telephone, low-voltage security electronics, access control, intrusion detection, CATV and CCTV. The integrated network cabling design package shall be coordinated and developed soliciting input from and in cooperation with key Tenant technical stakeholders associated with this effort. . The Lessor is permitted to coordinate or subcontract the coordination of the low-voltage design work with any of the Tenant's pre-cleared infrastructure consultants or low voltage design support contractors, at the Lessor's discretion. The Tenant key technical stakeholders, or their authorized designees, shall participate in design reviews to ensure that the Lessor's low-voltage final design meets the Tenant's operational specifications and technical requirements. The final low-voltage package shall be submitted to the Tenant for final review and approval prior to cabling installation subcontracted installation vendor for the actual installation work.

D. **Costs** The Lessor's General and Administrative (G&A) costs to include any supplemental design, management, procurement effort, overhead, and profit related to this effort shall be included in their proposed rental rate for the Lease.

E. The actual cost of providing the cabling installation, without any mark-up, will be reimbursed to the Lessor as a pass-thru cost. These costs will be reimbursed to the Lessor at substantial completion.

F. The Lessor may subcontract for consulting services to support the gathering of specialized technical requirements from key Tenant project stakeholders, cabling installation design package development, technical coordination with the Tenant and/or their designated representatives, cabling subcontract solicitation and acquisition support, and cabling sub-contract award installation oversight. The vendor may only solicit network cabling installation proposals from the Tenant's pre-cleared cabling vendor list.

G. The Lessor shall obtain and share with the Government detailed cabling proposals from cabling installation vendors, to include the technical and cost volumes, no later than 30 calendar days prior to network cabling installation subcontract award. The Lessor shall award the cabling sub-contract to the bidder that presents 'best-value' once the Tenant determines that the proposals are technically acceptable and the pricing is fair and reasonable. The government shall be allowed five business days to review all proposals.

H. Substantial completion will not be granted until all facets of the cabling installation are complete, including cutover support as defined in Section P.

I. **Delivery and Installation** The Lessor's cabling installation vendor shall be responsible for the installation, termination and testing of all cabling. Cabling material acquisition, shipment, staging and installation of fiber optic and copper cables for Security Electronics (S-E) and Phoenix Contact Inc. are the responsibility of the cabling installation vendor. All S-E device hardware will be provided and installed by the Tenant.

J. All coordination, management, procurement activities, permitting, scheduling, and security requirements associated with this effort shall be the responsibility of the Lessor.

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K. The Tenant will perform its own inspection and testing of the various cable plants at periodic intervals throughout the cabling installation effort.

L. **Performance Verification** The cabling installation subcontractor shall perform appropriate path loss tests on all installed network cabling and shall submit the complete test results as a condition of close-out of the cabling effort. Testing shall be IAW ANSI/TIA/EIA-526, 568, and 569.

M. The Lessor shall make available two Top Secret/SCI cleared technical support personnel (as needed) from the cabling subcontractor to support the Tenant for 15 business days to provide technical equipment support after the cabling work is completed and prior to occupancy. The 15 business days may not be contiguous, depending on the project schedule. In all cases, the Lessor shall coordinate the commencement of this support activity with the Tenant computer, printer, and telephone deployment team's efforts and shall assist Tenant site personnel in the timely resolution of network deployment issues as they arise. The Lessor shall assume for the worst case scenario that this work may not be immediately following cable installation. The cable installation will not be considered complete until all required cutover support has been provided in its entirety.

Closeout

N. The Tenant will perform its own inspection and acceptance functions after the Lessor performs its own inspection and certifies that the cabling installation is complete. Correction of any punch list items associated with the cabling installation shall be required prior to final payment of the cabling reimbursement.

Warranty and service

O. The Lessor shall warrant the cabling installation against all defects in material, workmanship and installation for the full period provided by the cabling subcontractor. Proof of warranty shall be turned over to the Tenant as a condition for closeout of the cabling effort.

7.10 ELECTRONIC SIGNAL EQUIPMENT

A. The Government shall have the right to install, maintain, service, and repair all equipment related to reception of telecommunications signals. Such equipment includes, but is not limited to, audio, visual, digital, satellite, and microwave systems. The Government reserves the right to locate such equipment on the roof of the Office Building (or Annex) and to utilize building walls, parapet mounts and alternate mounting, as well as the area above the building ceiling line and office space at no additional costs to the Government. The Government may make modifications to the building necessary for installation of a microwave dish or similar receiving device, cable runs, and cable connections. The Government shall have the right to use pathways as necessary to have cable between the rooftop equipment and specific office areas. The Government shall have the right to do such work starting up to 60 days before occupancy and at any time during the term of the lease. The Government shall also have the right to inspect all such equipment. The Government reserves the right to require capability of transmission and reception of additional types of radio frequency and microwave signals. The Lessor shall provide the Government access to the premises and buildings

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and areas necessary to exercise its rights hereunder. "Government" as used above shall include representatives of the tenant, GSA, and their contractors.

7.11 ROOFTOP ANTENNA PROVISIONS

A. VHF/UHF ANTENNA REQUIREMENTS:
Space and appropriate mounting support shall be provided on the roof for the mounting of multiple communications antennas to include whip as well as dish type. The structure shall be large enough to accommodate all planned antennas and shall be substantial enough to securely carry all structural loads imposed by the antennas to include wind loading. Specific design intent for the antenna mounting structure such as a reinforced mechanical screen, mechanical penthouse wall, or steel beam arrangement shall be proposed by the Lessor based upon local code requirements and the configuration of the roof structure(s). This design shall be coordinated with, and reviewed and approved by the Tenant. Provide rooftop cable tray system for cable management between the "dog house" and each antenna/dish utilizing minimum 12 inch wide cable tray.

B. HF ANTENNA REQUIREMENTS:
Provide a 2" OD galvanized steel tube (schedule 40) to mount a 30'-0" tall Tenant provided and installed whip antenna. The steel tube shall protrude a minimum of three feet above the tallest structure of the building. The antenna and mount system shall be connected to the building's grounding system using 4/0 AWG copper ground cable. Provide a 3" roof penetration with weather head and 12" X 12" weather tight junction box right before the weather head. Provide a continuous 3" EMT conduit from the weather head to room 93. A pull string shall be provided in the 3" conduit. Provide 20Amp, 120V quad power receptacle adjacent to the antenna location in a weatherproof enclosure fed from the essential electrical system.

C. ROOF ACCESS REQUIREMENTS:
Access to the roof deck shall be through a minimum of one (1) stairwell extended to the main roof deck in the area designated for the installation of the Tenant's antennas. The Lessor shall provide a (minimum 3' 0" wide x 7' 0" high) man door onto the roof. The door hardware shall be a storeroom function lockset that is unlocked by a key on both sides of the door. The door shall also have intrusion detection. The Lessor shall provide a walkable roof surface for access to each of the antennas. The Lessor shall provide a wall mounted phone in a weather protected enclosure outside (roof side) adjacent to the door. Where antennas, dishes, and/or any other equipment is within fifteen feet of the roof edge, suitable fall protection shall be provided in accordance with OSHA regulations (e.g., anchor tie-off points, guard rail systems).

D. ROOF ELECTRICAL REQUIREMENTS:
Outdoor weather tight electrical receptacles tied into the essential power system shall be provided per code at Tenant designated locations on the roof to support the antenna structure and installation.

E. COORDINATION OF INSTALLATION LOCATION
The exact location and positioning of antennas/dishes and/or any required towers shall be coordinated with Tenant personnel. The Lessor shall advise the Government in writing of any local code restrictions, jurisdictions, or permit requirements which would impact the installation of any antennae/dishes or towers on the roof of the proposed building or the site itself at the initial offer stage.

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F. CONDUIT ROUTING FOR ANTENNAS
1. The Lessor shall provide continuous routing for the Tenant's coaxial cables from Room 94 to the outside rooftop antennas through a roof penetration device (commonly known as a dog house) utilizing a Microflect antenna cable window or equal approved by the Contracting Officer. The Lessor shall also provide routing for the antenna cabling utilizing a cable tray from above the ceiling of the floor below to the base of the roof penetration (dog house) to accommodate the installation of multiple semi-rigid 7/8 inch Heliax antenna cable.
2. Roof penetration device shall be: Qwikport Roof Entry System as manufactured by TESSCO. Manufacturer's Part #: QWKPRT 48067 or equal approved by the Tenant. For more information go to: www.tessco.com > Products & Services > Network Infrastructure > Site Hardware > Wall/Roof Feed Thrus >Qwikport Roof Cable Entry System.
3. Provide 12" wide cable tray system on the roof from the dog house to all antenna locations.
4. All conduits penetrating the roof shall require weather head fittings installed up to 2 feet, 0 inches above the finished roof surface mounted on the rooftop end of the conduit run. The Lessor shall provide a 24" wide x 24" high pull box for every two 90-degree turns (in any direction) in any conduit run.

7.12 PROTECTED DISTRIBUTION SYSTEM

A. Routing: A protected distribution system (PDS) shall extend from Room 2-57H to each room or group of rooms designated as a SCIF that are located outside of the Area 2 SCIF. PDS shall run separately from Room 2-57H to each Room 98 on the same floor as Room 2-57H. PDS shall run vertically to each floor of the office building that contains a SCIF room or rooms, through the stacked 98 Rooms. The pathway of the PDS to each SCIF outside of the Area 2 SCIF shall be via a Room 98 (not directly from Room 2-57H). PDS to a SCIF sharing a wall with Room 2-57H may be routed directly through the shared wall. Horizontal pathways shall follow corridors. PDS conduit shall extend a maximum of six inches into each SCIF. If Room 98 is inside a SCIF, provide conduit from the Hoffman enclosure (see item C, this section) through the wall of the Room 98 above the ceiling to a point in the SCIF near the cable tray. The PDS is intended to be used for Tenant SCIF cabling use only.

B. Conduit type, size, and quantity: All PDS conduit shall be EMT. A plastic bushing shall be provided at each open end. Size and number of conduit per run:
1. A pair of 4" conduit shall be provided for:
   a. Horizontal runs from Rm. 2-57H to each 98 Room on the same floor
   b. Vertical runs in the 98 rooms to all floors of the office building that contain a SCIF room or rooms.
   c. Trunk lines (horizontal runs from a 98 Room to more than one SCIF).
2. A pair of 2" conduit shall be provided for:
   a. A run from a trunk line to one SCIF on the same floor
   b. A horizontal run from Room 98 to one SCIF on the same floor
3. A single 2" conduit shall be provided to each small SCIF (occupied by a maximum of four people), e.g., Room 3.
4. Unless otherwise specified, PDS is not required for small SCIF's functioning only as classified storage.

C. Hoffman enclosures: A Hoffman enclosure shall be provided for the PDS at 80 ft. intervals, where 180 degrees of accumulative transitions occurs, and in each 98 Room

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on each floor of the office building, to facilitate cable installation. A Hoffman enclosure shall not be provided at the PDS termination point in the SCIF. Hoffman enclosures in horizontal runs shall be 16" x 16" x 6" to facilitate their doors being opened between the ceiling grids; Hoffman enclosures in the 98 rooms shall be 24" x 24" x 8". Each Hoffman enclosure shall be provided with internal hinges (P/N CSD16167) and (P/N CSD24248), a Hoffman Lock Kit (P/N CWHPTO), and a Sargent & Greenleaf changeable combination lock FED SPEC NO. FF P 110 G type DE, Class 2 FNS-39-85 (P/N 8077AD). Hoffman enclosures will not be used as a turning point for cabling. All turns shall be accomplished outside of the Hoffman enclosure and shall be sweeping in nature.

D. PDS fittings and joints: All PDS fittings, such as couplings and connectors, shall be compression type; set-screw type is unacceptable. All joints in the PDS shall be painted with Red Glyptol anti-tamper sealant (P/N 1201 Alt P/N: NSN 5970-0058-304-01). This marking shall be a minimum of 1.5" wide, long enough to span the entire joint and done in a manner to disclose any violation of the PDS.

7.13 SHIELDED ISOLATED TRANSFORMERS

A. The Lessor shall provide computer grade shielded isolation transformers for all automated data processing (ADP)/telecommunications equipment (terminals, modems, FM radio, telephone switch) on the ESSENTIAL riser and the SHIELDED riser. The transformers and feeders shall be rated for 100 percent non-linear loads. Transformers shall be K-13 rated. The electrical design engineer shall select one such K-13 transformer on each of the Essential and Shielded risers to additionally be specified as a non-phase shifting delta-zigzag harmonic mitigation type transformer.

7.14 EMERGENCY AND ESSENTIAL POWER

A. In the unlikely event of the loss of all the utility company power feeders the facility's life safety emergency power system, legally required standby power systems, and tenant required standby (essential) power systems shall be served by diesel-driven generator sets. An emergency /standby generator set shall provide standby power for the life safety and legally required electrical loads and essential loads. The code required life safety and standby loads as required by the NEC are to be transferred via automatic transfer switches. Automatic transfer switches shall be designed to transfer each individual code required system to generator power. These systems shall include the fire pump (if any), fire alarm system, emergency egress lighting, access control systems, jockey pump, elevators, and elevator lighting. The life safety loads shall be transferred to generator power within the code required 10 seconds. All of the transfer switches shall be provided with a maintenance bypass switch to allow maintenance of the switch without disconnecting power to the load.

B. To reduce the burden on the generator sets, the 24 hour essential HVAC system shall implement a sequenced startup upon a power failure. The HVAC system will initiate steps of motor startup through their building control systems. The HVAC control system shall initiate an automatic restart of systems in a defined sequence. This function shall not require the presence of maintenance personnel.

C. All alarms and emergency generator monitoring functions shall be monitored by the generator remote annunciation panel.

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D. Emergency Power: The generator sets and transfer switches shall be provided with the same blast protection as the Office Building and Annex. If located outside, they shall meet the 100-ft standoff and be within a protective enclosure and located at least 50-ft from the receiving dock area. Secure generator against unauthorized access, and locate the emergency generator and fuel tank at least 25 feet away from loading docks, entrances, parking, or implement standoff, hardening, and venting methods to protect utilities from the blast threat at these locations. Refer to the ROOM DATA MATRIX for additional requirements.

E. The generator shall be provided with vibration isolation steel springs mounted to the generator base. These springs shall reduce 98% of generator set vibration. All conduit and piping connections to the generator set shall be made via flexible means.

F. The generator sets, automatic transfer switches, and all associated appurtenances shall be located within a two-hour fire rated room.

G. The generator shall be at least 25 feet from the loading dock.

H. "The standby power system shall be maintained by the Lessor in accordance with the equipment manufacturer's recommendations and all applicable environmental regulatory requirements. All periodic maintenance performed on the system shall be documented and reported to the Tenant when completed. The Lessor shall maintain a full fuel level. The Tenant shall not provide any services related to the generator or associated tanks. Any civil penalty or fine imposed in the future by the EPA or state environmental agency for violations of federal or state laws attributable to the generator or tanks, the Lessor assumes full responsibility for payment."

I. The Lessor shall provide startup and testing of the standby power system in accordance with the "Field Test" subparagraph below.

J. STANDBY GENERATOR UNIT:
   1. The Unit shall be sized to serve all Tenant ESSENTIAL power requirements including the electrical load associated with the dedicated 24 Hour HVAC system. If a generator size is stated in the offer, any required increase based on the building's actual design shall be at the expense of the Lessor, except to the degree that Tenant changes attributed to an increased emergency power load.
   2. Refer to the Special Electrical Requirements section of this POR for minimum standby generator capacity requirements. The actual capacity of the generator shall be determined by the variable associated with the dedicated 24 Hour HVAC system, lighting, and elevator loads. Lessor shall provide engineering calculations to the Tenant to verify the generator size selected and confirm approval prior to procurement.
   3. The engine generator shall be sized to serve approximately 110 percent of design load; ideally it shall run at 60 percent to 80 percent of its rated capacity after the effect of the inrush current declines. The initial voltage drop on generator output due to starting currents of loads shall not exceed 15 percent.
   4. The Lessor shall provide an engine-generator set, correctly coordinated by the engine-generator manufacturer to ensure an installed rating in the project environment. Each set shall consist of a water cooled diesel engine direct-connected to a generator having a brushless excitation system and shall be provided with necessary accessories, auxiliaries, appurtenances, control equipment,

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and cooling systems, resulting in a complete set and, except for external service connections, ready for operation.

5. Critical silencers and exhaust muffler are required for all generators.
6. Acoustical treatment of the generator room shall be provided.
7. Heat recovery and load shedding shall not be considered. Remote location of radiators shall be designed to avoid excess pressure on the piping seals.
8. Provide permanently installed load bank sized at 50% of generator rating. Load bank shall be factory mounted to the radiator.
9. Generators shall be located on separate floors from rooms that in which radio frequencies are transmitted, e.g. rooms 94, and 95.
10. Fuel System. The Lessor shall provide gauges, fuel lines, fuel tanks, and connections in accordance with the manufacturer's recommendations and all applicable environmental regulatory requirements. Provide direct fuel oil supply and fuel oil return piping to the on-site storage tank. A representative of the Lessor shall be present for all fuel deliveries.
11. Main Fuel Tank. Provide a diesel fuel tank with enough capacity for minimum of 40 hours continuous running under the full loads. If the fuel tank is located above ground (preferred), it shall be tested and listed to comply with UL -2085 (Double wall, insulated concrete construction having a 2 hour fire resistance rating, vehicle impact protected, and projectile resistant). The fuel tank and associated fill and vent lines shall be provided by the Lessor. Fuel tank and piping shall have secondary containment and release detection where required by law. The fuel tank shall have a gauge that reads in gallons. The Lessor is responsible for complying with all environmental requirements related to the generator and associated tanks, including the preparation and implementation of a Spill Prevention, Control, and Countermeasures (SPCC) Plan where required by law.
12. Day tank. Provide a day tank with enough capacity for 6 hours running time at full load. Duplex fuel pumps shall be provided for redundancy on the fuel transfer system from the main tank to the day tank.
13. Derangement Annunciator Panel. The Lessor shall provide a flush-mounted Derangement Annunciator Panel in Room 91A.
14. Accessories
    a. The Lessor shall provide a standard maintenance tool kit for ordinary maintenance of the standby generator unit.
    b. Parts lists and complete operating and maintenance instructions shall be furnished with the standby generator unit.
    c. Battery warmer, oil heater, and coolant heater.
    d. Monthly testing to include load shifting to generator.
    e. Interlock air intake louvers and exhaust louvers.
15. Field Test. Refer to Appendix 4 for all Field Test requirements.
    Generator Alarms: Generator alarms shall be provided in the generator room. With remote annunciation in the Room 91A.
16. Automatic Transfer Switch (ATS).
    a. The ATS shall control the standby generator unit and shall be enclosed type, wall or floor mounted. Switches shall be mechanically held, 100 percent of full load, 3 pole, 3 phase, 4 wire and 480Y/277 V.
    b. The ATS shall have engine starting contacts to start the standby generator when normal service drops to 90 percent on any phase and load shall be automatically transferred when the standby voltage and frequency reach 95 percent.
    c. The ATS shall be double throw, operated by a momentary energized single coil mechanism. Operating current for transfer shall always be obtained from source to which load is to be transferred. Switch failure shall not permit neutral position,

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and the switch shall be positively locked mechanically. The switch shall be capable of transferring successfully in either direction with 70 percent of rated voltage applied to the switch terminals.

d. The ATS shall have an adjustable time delay on outage of up to 6 seconds to prevent starting standby generator during momentary power interruptions. The switch shall have an adjustable motor driven time delay (2 minutes to 30 minutes) on retransfer to normal source set to keep the standby generator unit operating a minimum of 15 minutes after normal power has reached 90 percent of rated voltage on all 3 phases. After retransfer occurs, an adjustable 0 minute to 5 minute cool down running time shall be provided. If the standby power system should fail during the 0 minute to 30 minute time delay, the switch shall automatically return to the normal source.

e. There shall be a "TEST" button on the ATS to simulate normal source outage under full standby load. The timer shall operate in conjunction with the "TEST" button only so that the standby generator shall operate a minimum of 30 minutes whenever tested and shall not allow standby generator to be stopped once the test is operated until the end of the timing cycle.

f. The ATS shall be combined with a bypass isolation switch of the same manufacturer. This bypass isolation switch shall permit manual electrical bypass and isolation of the ATS for maintenance and testing of the switch which could not be done without disrupting the load. The automatic transfer and bypass isolation switch shall be factory assembled and tested so that only service and load connections are made in the field. The manual operation shall be accomplished by 2 handles with visual indication of normal, emergency, test, open, and closed as required.

g. Automatic controls shall be furnished to provide automatic cranking of the engine when failure of the normal power supply actuates an initiating device.

h. The equipment shall be designed to prevent excessive cranking, with possible damage to the cranking motor. In case the engine does not start, automatic stop shall be provided.

i. The ATS shall be completely factory wired internally with all wiring brought out to terminal blocks for extension. The switch shall be ASCO 7000, Russ electric, Zenith, or as approved.

j. The ATS shall be equipped with an automatic in phase monitor and control for transferring motor loads without large inrush currents caused by out of phase transfers.

K. Provide tank full of diesel fuel prior to turning the project over to the owner, as well as all of the fuel required for testing the system.

L. Consider renewable and alternative energy sources to supplement generator power. Emergency Generator may be part of a Combined Heat and Power system, provided that there is sufficient redundancy to ensure emergency and essential power.

7.15 INTERIOR CONDUIT AND SLEEVES

A. All conduits shall be individually tagged to indicate origination and termination points within the building. Appropriately sized labeled pull strings shall be provided in all empty conduits.

B. Where conduit or sleeves penetrate fire or sound rated partitions and floors, the Lessor shall be responsible for final installation of any required sound caulking or re-enterable fire-stopping after installation of the cabling through the conduit/sleeve to maintain the rating of the partition/floor.

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C. BUILDING CONDUIT RISER SYSTEM
1. The Lessor shall provide a quantity of six (6) 4" ID sleeves on the floor and walls in closets designated as Room 98 as required in the RDM and RDML. The closets and floor sleeves shall be stacked vertically and be aligned from the lowest floor to the highest floor. Refer to Special Electrical note in the RDML for information on quantity of core drills/sleeves for these rooms.
2. These closets shall provide an internal riser system consisting of a minimum of 1 dedicated pair of closets on each floor. Building electrical, fire alarm, or other base building equipment shall not be permitted in closets designated as Room 98. The closets shall be aligned both vertically and horizontally to minimize length of conduit, cable, and fiber runs.

D. DOOR CONDUIT
1. At all mantrap locations, the exterior and inner mantrap doors, except at the main lobby entrance, shall be provided with door conduit condition 5 (refer to RDML for conduit condition legend). Provide 120V receptacle on interior side of wall near sleeve. Location shall be field verified.
2. All exterior doors used for exit only are not required to be configured as mantraps, and shall be provided with door conduit condition 1 (refer to RDML for conduit condition legend). Exterior exit only doors shall be provided with Von Duprin ALK exit alarm kit, for local audible annunciation when opened.
3. All rollup doors shall be provided with door conduit condition 7 (refer to RDML for conduit condition legend). Provide 120V receptacle on interior side of wall near sleeve. Location shall be field verified.
4. Secondary (exit) doors for spaces scheduled to receive electrified access control hardware shall be provided with conduit condition 1 (refer to RDML for conduit condition legend), and Von Duprin ALK exit alarm kit, for local audible annunciation when opened.
5. All power associated with access control shall be on essential power.

E. SPECIFIC ROOM TO ROOM DEDICATED CONDUITS
The Lessor shall provide dedicated room-to-room conduits in those rooms identified in the Room Data Matrix.

F. DATA AND TELEPHONE OUTLETS
Data outlet provisions and telephone outlet provisions should be combined where possible. Each Wall-mounted outlets shall be provided within junction boxes (4-11/16" square by 2-5/8" deep) and 1" EMT conduit stubbed above the ceiling for each outlet. Pull strings shall be provided. A bushing shall be provided on all exposed conduit ends.

G. MISCELLANEOUS CONDUIT
1. In addition to the conduit outlined above, the Lessor shall provide 3,000 linear feet of 3/4 inch EMT conduit required to support CCTV, alarm, and access control systems wiring as a part of the rental rate. The Lessor shall install the conduit to the locations designated by the Tenant during the development of the design intent drawings.

7.16 PAGING SYSTEM

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A. The Lessor shall provide a paging system throughout the Tenant's space, including the parking structure. No speakers shall be installed in the public visitor lobby, interview rooms, polygraph rooms, suspect area, VSF, OGA spaces, or mantraps.

B. The system shall employ 1-way amplified 24v, 4 wire speakers such as the Valcom V-1020C or equal approved by the Contracting Officer. Areas deemed as SCIF areas shall use the 4 wire Valcom V-1020C speakers, with no exceptions. The system shall have telephone paging capability.

C. If allowed by local code, the paging system speakers and fire alarm speakers may be integrated into a single speaker system. The combined system shall comply with NFPA 72, the National Fire Alarm Code. The combination system shall be installed by a qualified fire alarm installer.

D. Speaker placement. The number of speakers will vary according to unique requirements. However, 1 speaker for every 400 square feet for open areas and 1 speaker per individual rooms or open areas smaller than 400 square feet shall be used as a guideline. Volume controls shall be provided for every 800 square feet of open office space. Volume controls may be mounted on the speakers in the open office areas and storage areas if allowable under ABAAS provisions. Volume controls shall be mounted on the wall directly adjacent to the door and aligned with the light switches for every private office, conference rooms, meeting rooms, and other occupied spaces. Cover plates for the volume controls shall match those provided for electrical and telephone/data outlets.

E. Provide four zones for the paging system: office, annex, Room 12-65A, and the gym. The system shall be capable of paging individual or entire zones. Provide an external contact to connect stereo equipment for the gym when paging is not in use.

F. Provide an external terminal box to connect other communication equipment for paging.

G. The paging head-end equipment shall be located within room 96. The paging equipment shall feed from essential power. The sound level shall be clear and even throughout the building. Provide connection from the paging system to the telephone system and test proper operation with the telephone vendor.

7.17 GROUNDING, SURGE AND LIGHTNING PROTECTION

A. The Office Building, VSF and Annex shall have a system of grounding rods, conductors and air terminals for protection against damaging lightning strikes. The installation shall conform to the current applicable requirements of the Underwriters' Laboratories, Inc. Master Label C; NFPA 780 (from the National Fire Protection Association); NRTL (Nationally Recognized Testing Laboratories); LPI-175 (from the Lightning Protection Institute); and National Electrical Code (NEC) Article 250.

B. The maximum grounding system resistance shall not be more than 10 ohms for normal grounding and shall not exceed 2.5 ohms for electronics, security and communications equipment. The exterior grounding system shall provide interconnection with the interior grounding system.

C. All separately derived systems, including transformers and generators shall be grounded to the building electrode system.

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D. Transient Voltage Surge Suppression (TVSS) shall be provided in the electrical distribution system. The main service shall be provided with a Metal Oxide Arrestor (MOA) type TVSS to provide suppression and filtration at the main service. This TVSS shall be integrally mounted in the switchgear enclosure. It shall be provided with a disconnecting means and shall be rated for the highest level of exposure.

7.18 LIGHTING

A. Lighting in office and open workstation areas shall provide 30 foot-candles at the desktop level (30 inches above finished floor). Foot-candle levels shall not be reduced where task lighting is provided.

B. Lighting in meeting rooms, conference rooms, and classrooms (to include Room 65A) shall be provided with manual dimmer switches in lieu of or in addition to occupancy sensors to be able to control light levels for video projection. Lighting levels in these areas, and in general office areas shall be provided with an average of thirty (30) horizontal, maintained foot-candles at desk level.

C. Occupancy sensors shall be located in the ceiling whenever possible. The locations of the ceiling occupancy sensors in the open space shall be coordinated with the furniture system to provide proper coverage throughout the space. If the ceiling will not accommodate the sensors, then they shall be located on an area of the wall such that they shall not be obstructed by any furniture or equipment. Occupancy sensors in the rooms shall continue to operate after an automatic building shutdown has occurred at the end of the workday. Building corridor lighting shall also be controllable via occupancy sensor after normal building lighting has shut down automatically at the end of the workday. Occupancy sensors shall use infrared technology only – ultrasonic and acoustic technology shall not be allowed. Automatic lighting controls shall comply with the requirements of NFPA 101, Life Safety Code, Illumination of Means of Egress, including, but not limited to automatic illumination upon fire alarm system activation. The minimum required illumination within exit stairs shall not be controlled via occupancy sensors or other automatic controls – the minimum required exit stair lighting shall remain on at all times.

D. Emergency Lighting: In addition to emergency lighting otherwise required by the referenced or local codes or elsewhere in this POR or RLP/Lease, provide light fixtures on essential power on the secure and unsecure side of all doors equipped with a CDX-10 or an S&G lock for the purpose of security and safety.

E. Additional Emergency Lighting: Provide individual self contained fully automatic unit equipment for emergency illumination in all Interview Rooms, Locker Rooms, Toilet Rooms, and the main Electrical Room. In the event of a power failure the emergency lighting shall energize the unit lamps and restore illumination to the space immediately. The batteries shall be capable of providing emergency illumination for a period of 1 ½ hours. Provide supplemental battery power emergency lighting in rooms 24-9, 24-17B, 27-103, 28-16, the main electrical room, mechanical rooms, and the emergency generator enclosure.

F. All exterior lighting shall be fed from the emergency power.

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G. Lighting design shall be consistent across the entire project site and have a uniformity ratio of 8:1 maximum to minimum. Site lighting plans shall be submitted to the Tenant for review and approval prior to incorporation in the construction drawings.

H. The entire site, including the exterior parking areas, vehicle driveways, pedestrian walkways, building perimeter, site perimeter, and open space, shall have an average of one (1) horizontal, maintained foot candles of illumination and shall be designed based on Illuminating Engineering Society of North America (IESNA) standards. The minimum level shall not be less than 0.4 foot candles. To the extent possible utilize full cut off light fixtures to reduce light pollution.

I. Building entrances shall be lighted with average ten (10) horizontally maintained foot candles (and in accordance with local building codes). Lighting at building entrances shall be photometrically controlled.

J. The area surrounding the VSF shall be illuminated with an average of five (5) horizontal, maintained foot-candles of illumination to include the entry/exit driveways and a surrounding area of the VSF of not less than ten (10) feet. This illumination shall be provided 360-degrees around the VSF.

K. Indoor or structured parking for general and pedestrian areas shall have an average of five (5) horizontal, maintained foot-candles and the ramps, corners, and entrance areas shall be designed to comply with the latest IESNA standards. Lighting shall be photometrically controlled.

L. Public Right-of-Way: Lighting shall meet all applicable codes and regulations. Fixture type shall be similar to all other site lighting.

M. Lighting at auto bay areas, both in the Office Building as well as the Annex shall be provided at a level of 50 foot candles at 30" above finish floor and shall be controlled with manual switches, not occupancy sensors.

N. Security Lighting: Security lighting shall meet all Tenant requirements. The Offeror shall provide adequate lighting along the site perimeter(s) to facilitate "full video" CCTV capability. The lighting system chosen may not impair CCTV effectiveness through use of luminaries with a limited color spectrum (i.e. high pressure sodium).

O. Provide a photometric site plan of site lighting for Tenant review during design development.

P. Submit photometric plan for the areas indicated in Sections H, I, J, K, and M of this section that show compliance with the footcandle requirements.

Q. Lighting Fixtures:
   1. Lighting fixtures shall be LED specification grade and listed or labeled by UL or an approved Nationally Recognized Testing Laboratory (NRTL).
   2. LED fixtures shall comply with the following:
      a. UL Standard 8750
      b. IES Standard LM-79
      c. IES Standard LM-80
      d. IES Standard TM-21
      e. ANSI C78.377

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3. Provide only LED fixtures with a Designlights Consortium (DLC) listing, a U.S. Department of Energy (DOE) "LED Lighting Facts" label or a U.S. Environmental Protection Agency (EPA) ENERGY STAR label, which have demonstrated third-party testing verification.
4. LED fixtures shall be modular and allow for separate replacement of LED lamps and drivers. User serviceable LED lamps and drivers shall be replaceable from the room side.
5. Dimmable LED fixtures shall have either a 0-10 volt, 3 wire dimming driver or a two-step (50%-100%) line voltage, two switch controlled dimming driver.
6. LED lamps shall have a color temperature of 3500 degrees K, a CRI of 80 minimum, and a lumen maintenance L70 rating of 50,000 hours minimum.

7.19 SITE CONDUIT

These conduit requirements shall be coordinated with the Tenant and incorporated in the construction drawings prior to paving of the site. All conduit specified in this POR is for the dedicated use of the Tenant. All conduits shall be individually tagged to indicate origination and termination points and include a suitable pull string.

A. VSF / SITE PERIMETER TO OFFICE BUILDING:
(3) 3-inch PVC underground conduit shall run from a Tenant-designated Room 98 in the Office Building to each of the following locations 1) VSF and 2) the SSE, terminating in an 18-inch junction box.

B. PARKING STRUCTURE TO OFFICE BUILDING:
A minimum of (2) 2" PVC underground conduit shall run between the Tenant Fleet Vehicle Parking structure and the Tenant-designated Room 98 in the Office Building.

C. CCTV LOCATIONS:
1. Cameras and related equipment will be provided by the Tenant. The Lessor shall provide the required infrastructure to support the cameras and the CCTV system as indicated in the POR.
2. A minimum of 24 exterior cameras will be located on the Office Building, the Annex and Parking Structure. Cameras will be various types; such as parapet mounted, wall mounted, and under eaves style mounts. The cameras will be provided by the Tenant to the Lessor.
3. The Lessor shall provide a minimum of six (6) poles with provisions to accommodate a minimum of twelve (12) exterior pole-mounted cameras. The Lessor shall provide poles for CCTV cameras as well as one-inch PVC underground conduit from each camera to the Tenant designated communications closet in the building. The pole shall allow for the camera to be mounted 20' above the grade. The poles shall be integrated into the overall building design, utilizing materials consistent with the design of the project. The quality and aesthetics of the poles shall be consistent with the building's quality level.
4. In addition to the CCTV camera poles, the Lessor shall make provision for a minimum of ten (10) light poles to be able to receive CCTV cameras as well as one-inch PVC underground conduit from each camera to the Tenant designated communications closet. At light poles where security cameras will be mounted provide predrilled holes in the light pole at a designated height and location for camera mounting and provide conduit for the low voltage camera power up to the holes. Poles to be used shall be determined during design.
5. During construction, the Lessor shall provide mounting poles, power, and adequate lighting for a minimum of eight (8) CCTV security cameras located throughout the

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construction site. The pole shall allow for the camera to be mounted 14' above the grade. Location of the CCTV cameras shall be determined during design. The Lessor shall provide buried conduit to run signal from each camera location to the Tenant trailer.

6. The Lessor shall provide one dedicated 120V circuit fed from the essential power system and UPS to all camera locations.

D. ACCESS CONTROL:
Provide 1 -inch PVC underground conduit from the Tenant designated communications closet in the building to a minimum of 8 access control locations at the site entrances. The mounting boxes will be furnished by the Tenant and installed by the Lessor. Any mounting posts or pedestals required shall be provided and installed by the Lessor. Mounting boxes shall be installed at 47 inches (to the center of the keypad) and above the finished floor. Verify the mounting height for the dual height keypads located at the PSE and SSE site entrances. All mounting boxes shall meet ABAAS requirements.

E. ANNEX FACILITY TO BUILDING:
A minimum of (3) 4-inch PVC underground conduit shall run from the Tenant designated Room 98 in the Office Building to the Tenant designated Room 6-98 in the Annex Facility, if an Annex Facility is to be provided with this RLP.

F. All conduits noted above shall have appropriately sized pull strings.

G. Unless otherwise stated, the conduit(s) shall have no single bend greater than 90 degrees or an aggregate of bends in excess of 180 degrees between pull points or pull boxes. The conduit(s) shall not have continuous sections longer than 100 feet. For runs that total more than 100 feet in length, pull points or pull boxes shall be inserted so that no segment between points or boxes exceeds the 100 foot limitation.

7.20 ACCESS CONTROL SYSTEM

A. The Lessor shall install all keypad mounting boxes (with conduit to 12" above ceiling at indoor locations) where required by the Room Data Matrix and further defined in the conduit condition diagram. The mounting boxes will be furnished by the Tenant. The Lessor shall install the mounting boxes.

B. The Tenant will provide and install the Access Control and Intrusion Detection hardware devices. The Lessor shall provide the required infrastructure for the systems as indicated in the POR.

C. A pedestal mounted access control keypad controlling the vehicle gates, barriers, etc., shall be located at each vehicle entrance and exit lane for both the entry and the exit directions. The Lessor shall provide the conduit and pedestals, and install the Tenant furnished keypad backbox. Unless specified otherwise, the keypads that allow entry onto the secured site shall be dual height boxes located on a pedestal.

7.21 SOUND MASKING SYSTEM

A. The Lessor shall provide a digital sound masking system to office spaces greater than or equal to 2,000 sq. ft. that includes, but is not limited to, all of Area 2 open workstation rooms. Additionally, sound masking shall be provided outside all SCIF suite doors, regardless of size. Each area shall be zoned separately. The Lessor shall provide a plan of the sound masking system for Government review.

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B. The sound masking system shall include, but is not limited to: noise generator, amplifier, wiring, loudspeaker (located above the ceiling), and controls to the generator. Distribute and produce background noise to improve speech privacy in zone of coverage.

C. The sound power level produced by the system shall match NC40 contour between 400 and 2000Hz with smooth roll off above and below those frequencies. The maximum average range of sound power deviation shall not exceed 2dB for 250, 2000, and 4000Hz octave band and 1.5dB for 500 and 1000Hz octave band, for the covered locations. The sound level shall be uniform with respect to time and remain constant when measured in one minute averaged sound pressure level of any octave band of masking sound from 250 to 8000Hz. People in these spaces under calibrated conditions shall not be able to determine source of masking sound.

D. The sound masking system shall be programmable and shall have the capability to accept changes to the schedule and sound level. Provide a touch screen display or computer that enables the control of the sound masking system.

E. The system shall be tested in accordance with ASTM E 1041 for compliance and the test results shall be provided to the Tenant for acceptance.

F. The sound masking system shall be interfaced with the fire alarm system and shall cease operation during fire alarm activation. Sound masking shall automatically reset to normal operation upon cessation of the fire alarm condition.

G. The completed sound masking system shall be tuned by a factory certified technician after occupancy.

7.22 ELEVATORS

A. The Lessor shall provide suitable passenger and service elevator service. One passenger and the service elevator shall be available at all times for Tenant use, including under emergency power. The service elevator shall be accessible to the receiving dock area.

B. Refer to the RLP and Lease for additional elevator requirements.

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8.0 NOT USED

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9.0 LIFE SAFETY

9.1 SERVICES OF A REGISTERED FIRE PROTECTION ENGINEER

A. A registered fire protection engineer (FPE), capable of achieving or maintaining a "Professional Membership" grade in the Society of Fire Protection Engineers (SFPE), shall conduct the services described herein.

B. The FPE shall conduct a Building Code Analysis for the project. As may be applicable for the project, the analysis shall include, but not necessarily be limited to:
   1. Occupancy types and required separations between occupancies and/or incidental use areas;
   2. Building construction types;
   3. Special requirements based on use and occupancy;
   4. Allowable versus constructed building size (area, height, number of stories, etc.), including any allowable increases;
   5. Fire and/or smoke resistance requirements for interior and exterior walls, floors, roofs, ceilings, structural members, exit enclosures, vertical shafts, etc.;
   6. Fire separation requirements between buildings;
   7. Location of buildings on the site with respect to lot lines and/or imaginary lot lines and protection requirements stemming from the location of the building with respect to the lot lines; and
   8. Requirements for any smoke control or smoke evacuation system.
   9. Storage Analysis- Analyze all areas intended for storage to determine sprinkler coverage and density, fire ratings of rooms, protection of openings, and obstructions created by tenant shelving, furniture and racks. Identify storage height and type.

C. The FPE shall conduct an Egress Analysis for the project. The Egress Analysis shall include floor plans of the facility clearly indicating the required information. As may be applicable for the project, the analysis shall include, but not necessarily be limited to:
   1. Calculated occupant loads for each room, space, or area; and the total calculated occupant load for each floor and the entire building;
   2. Required versus provided egress capacity and the width for each exit door, exit stair, and exit access corridor;
   3. Anticipated egress paths to the closest exit with allowable versus provided travel distances;
   4. Required versus provided number of exits;
   5. Required versus provided separation between the means of egress, where more than one egress from a room, space or area is mandated by code;
   6. Required versus provided fire resistance rating of exit enclosures;
   7. Location of and required features of horizontal exits; and
   8. Requirements for termination of exits (e.g., exit stair discharging into a sprinklered corridor or lobby, into an exit passageway, or directly to the outside)

D. The FPE shall serve as the engineer of record for any special fire detection, alarm, or suppression systems beyond that typically found in an office environment. For example, an FPE shall be the responsible designer for a clean agent fire suppression system, or an air sampling smoke detection system.

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E. Deliverables
1. A completed Building Code Analysis shall be submitted as part of the drawing package at the 35% Core and Shell submittal.
2. A completed Building Code Analysis shall be submitted as part of the drawing package at the 65% Tenant Improvement submittal. The Building Code Analysis shall be updated to reflect any additional requirements made necessary as a result of the tenant improvements.
3. A complete Egress Analysis shall be submitted as part of the drawing package at the 35% and 65% Tenant Improvement submittals. The egress analysis shall show exit lights and special locking arrangements in exit aisles and exit routes
4. The Building Code and Egress Analysis drawings shall be updated as necessary with each subsequent submittal package.
5. The FPE shall submit design information (e.g., drawings, specifications, cost estimates, etc.) for special fire protection systems as required elsewhere in this POR.
6. The FPE shall stamp and sign the Building Code Analysis, Egress Analysis, and any special fire protection design drawings for the final submittal package.
7. Storage Analysis.

9.2 AUTOMATIC FIRE SPRINKLER SYSTEM

A. The office building and annex shall be protected throughout by an automatic sprinkler system designed in accordance with the requirements of NFPA 13.

B. Sprinkler heads installed in equipment rooms shall be of the intermediate temperature rating. Sprinkler heads in equipment rooms shall be of the "flush" type (nothing protruding below the ceiling) or shall be provided with head guards.

C. Provide sprinkler guards on all sprinklers in rooms/areas with no finished ceiling and where the sprinklers are located less than 10 feet above the finished floor.

D. Where applicable, fire pump installations shall be designed, installed, tested and maintained in accordance with the requirements of NFPA 20. Electric fire pumps shall be provided with emergency power capability.

E. Sprinkler heads installed in the generator room shall be "high temperature rated" heads.

9.3 FIRE PROTECTION AND LIFE SAFETY

A. The design and installation of the Life Safety system shall comply with NFPA 101.

B. Lessor shall notify the Tenant a minimum of ten (10) business days prior to the start of any test of fire protection systems and provide the Tenant the opportunity to witness such test.

C. Fire alarm notification shall be provided for the office building and annex and shall be compliant with NFPA 72 and the Architectural Barriers Act. For the purposes of determining alarm audibility, assume that the minimum average ambient sound level in the office and support areas is 55 dba. The design AE shall identify acoustically distinguishable spaces (ADS) as required and defined in NFPA 72.

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D. Fire alarm manual pull stations shall be installed within five feet (60 inches) of the entrance to each exit.

E. If a fire alarm voice evacuation system is provided, the speakers in SCIF areas shall comply with the information provided in the Room Data Matrix Legend "SCIF" section.

F. The fire alarm system shall be interfaced with the sound masking system to interrupt sound masking during audio signals and alarms.

G. The fire alarm shall not communicate directly to any off-site monitoring system (Central Station) nor have any means of off-site communication (i.e. dial-out, dial-in, cellular, internet access, etc.) Off site monitoring shall be via a stand-alone DACT. DACT shall monitor alarm, supervisory, and trouble conditions of the fire alarm system via dry contacts only. Sufficient contacts and DACT monitoring capability shall be provided to report alarm type (e.g., sprinkler, pull station, smoke detector, heat detector, etc.), supervisory, and trouble conditions.

H. Unless prohibited by the local AHJ or building official, provide sprinkler protection in the elevator hoist ways, machine rooms, and control rooms in a manner compliant with NFPA 13 and the elevator safety code.

I. If flexible sprinkler head drops are installed, the Lessor's installing contractor shall provide a quality control inspection and report, conducted after the ceiling grid is installed and signed by a licensed fire protection engineer, certifying the final installation of the heads is in accordance with all of the listing restrictions, manufacturer's installation requirements, and with NFPA 13.

J. The installing contractor shall pretest the fire alarm system by exercising all inputs, outputs, features, and functions of the system. Provide written proof of a successful 100% pretest (i.e. print out the history buffer) 10 business days before calling for the final inspection. The Tenant shall be invited and permitted to witness final inspection by the AHJ and final commissioning of the system. In the event that the AHJ does not conduct or require a rull fire alarm acceptance test in accordance with NFPA 72, the contractor shall conduct a complete NFPA 72 compliant acceptance test, witnessed by the Tenant or Tenant's representative. Acceptance test shall include sound level testing throughout the facility.

K. Provide sprinklers inside the disintegrator sound enclosure to provide protection of the disintegrator in accordance with NFPA 13.

L. Provide photoelectric smoke detection in Room 100. Detection of smoke shall cause alarm but shall not be interfaced with power distribution or cooling air flow.
   1. Provide duct smoke detector in mechanical equipment as required by code. Tie back into main fire alarm panel as an independent zone for each.

M. Rooms with high density (mobile) shelving exceeding 200 square feet shall be provided with ordinary hazard group 2 sprinkler protections and smoke detection.

N. Rooms used for storage in Areas 11, 13, and 25, shall be separated from the remainder of the building and constructed in a manner capable of resisting the passage of smoke (i.e., slab to slab walls, self-closing or automatic doors, no unprotected air transfer openings). Penetrations shall be sealed smoke tight, and air transfer openings shall be

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protected with smoke dampers. Dampers shall be actuated by smoke detectors located in the airstream of the air transfer opening. Fully ducted systems (supply or return) do not require smoke dampers.

O. In addition to other requirements in this POR, Room 79 (Area 11) shall be protected with an automatic fire sprinkler system designed in accordance with NFPA 13, Extra Hazard Group 1 protection criteria.

P. Roof access shall comply with OSHA requirements and IBC's guard rail requirements for roof access hatches and/or stair houses. If access is via a ladder and roof hatch, in addition to other requirements, provide an extendable ladder hand rail and a permanent guard rail around the roof hatch.

Q. Install fire alarm devices in the ceilings in storage rooms unless specified otherwise.

R. Emergency Responder Radio Coverage: If required by the local Building Official (BO) or Authority Having Jurisdiction (AHJ), and subject to the approval of the AHJ or BO, a radio repeater or signal booster system shall be configured to include the following functions and features:

1. The system shall remain off during normal daily operations of the facility. The system shall only be turned on by one of two methods:
   a. Automatically upon activation of the fire alarm system evacuation signal.
   b. Manually, via switch, button, or other means located in an area acceptable to the AHJ but inaccessible to the public or general building occupants.
2. Provide prominent visual indication in Room 91 Operations Center when the system is on. Provide sign indicating function of visual signal and permanently mount adjacent to the signal. Submit proposed wording of sign to Tenant for approval prior to installation.

S. If automatic lighting controls are provided within the means of egress, the lighting control device shall be activated by the activation of the building fire alarm system.

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10.0 SECURITY

10.1 GENERAL

A. Facility Security Level: This facility shall be designed and constructed to meet Interagency Security Committee (ISC) Standards for a Level IV facility.

B. Building Entrances: The Office Building shall have one main entrance for visitors. A second entrance shall be designated for employees only. Buildings may have additional doors used for egress or access to service areas.

C. Building Lobby: The Office Building lobby shall be designed as a welcoming and inviting space with natural light for visitors to the facility. The receptionist shall be located behind a laminated window with unobstructed views of the entire lobby. Visitors to the facility will be greeted by an escort in the lobby and taken through a controlled access point to their destination.

D. Mechanical and Electrical Spaces: Access to mechanical and electrical spaces shall be from inside the building, located on the secure side.

E. Wireless devices: Building controls, infrastructure and systems using wireless technology shall be prohibited anywhere in the compound.

F. Protection of Air Intakes: Air intakes shall be placed on rooftop or on a wall at least 30 feet or three stories above ground.

G. Separation of Emergency and Normal/Shielded power distribution: Emergency and normal/shielded power distribution systems (including electric panels, conduit, and switchgears) shall be installed at least 25 feet apart.

H. Rooftop Access: Utility, mechanical, and electrical rooms with access from the roof and the door from the roof leading into the secured office building shall be controlled using high security locks and Intrusion Detection Systems. Lessor shall submit plan for securing roof top units for government approval.

10.2 ENTRY SECURITY: PUBLIC LOBBIES/ENTRANCES/EXITS

A. The Lessor shall permit Tenant security control of the site and building entry points, including adjacent surface parking, structure parking, and structures under the building owner's control. The Tenant will have the right to inspect at point of entry. This right also includes the right to deny access and to remove persons and vehicles from the premises.

10.3 PHYSICAL SECURITY COUNTERMEASURES

A. Stand-off distance: The Tenant shall have exclusive use of the entire site, unless otherwise agreed to by the Tenant. The entire perimeter of the compound shall be protected by a perimeter fence and vehicle anti-ram barrier. A minimum setback of 100 feet (also known as stand-off distance) from the perimeter fence and anti-ram barrier shall be provided to the exterior facade of the Office Building and Annex. The General and Fleet Vehicle Parking structure shall be inside the perimeter fence and vehicle anti-ram barrier, but does not have stand-off requirements and may be located within the 100 foot setback. The Visitor Parking shall be located outside of the perimeter fence and

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anti-ram barrier. The Visitor Parking area shall be located such that enough distance is provided between it and the perimeter fence so that visitor vehicles cannot be utilized to climb over the fence. The stand-off distance shall be measured from the exterior of the anti-ram barrier to the exterior façade of the building(s) or from the attack side (exterior) of the hydraulic anti-ram barrier or perimeter wall to the building exterior at vehicular entrance points.

B. High Speed Approach deterrence: Both site entrances shall be configured to prevent vehicles entering the site with significant or gaining significant speed prior to reaching the barriers. The PSE and SSE shall be configured 1) to require a vehicle to enter the site with at least a 90 degree turn off a main road, 2) such that the approach to the barriers after the entry is less than 80' to reduce the opportunity to gain speed, and 3) to use landscaping or other passive anti-ram measures to prevent an incoming vehicle from "cutting off" of the entry turn to maintain speed.

C. Perimeter vehicle barrier (Anti-Ram Protection) design: Vehicle anti-ram protection shall be provided around the entire facility. The required Anti-Ram Protection rating of the perimeter vehicle barrier shall be determined at the time of the offer by a qualified Structural/Security engineer to prevent a 15,000 lbs vehicle from breaching the perimeter vehicle barrier while traveling at the maximum speed allowed by the conditions surrounding the site. The Anti-ram protection Rating (K-rating / ASTM F2656 rating) of the perimeter vehicle barrier may vary at different locations based on the threat, but at no point shall the barrier allow a 15,000 lbs impacting the barrier to get closer than 97 feet to the closest point on the building exterior of the Office or Annex buildings. The engineering rationale for the perimeter vehicle barrier system design shall be signed and sealed by the Structural/Security engineer and submitted along with the engineers' qualifications with the Lessor's offer. During design, the Tenant may accept lower crash-rating or deletion of the vehicle anti-ram barrier at locations where the site is not approachable by vehicles because of natural terrain or permanent obstacles. The Lessor shall submit, for Tenant review and approval, adequate documentation to support the request for deletion or reduction of the anti-ram capability.

D. The perimeter vehicle barrier system to be provided for this project shall have been tested and certified by the Department of State, Department of Defense, or approved testing facility to meet the DOS K-rating, DOD K-rating or ASTM F2656 rating required by the design.

E. Where the perimeter vehicle anti-ram barrier is broken for vehicular access (PSE and SSE), the Lessor shall provide hydraulic anti-ram vehicle barriers.
   1. The vehicular access gates at the perimeter fence are not required to meet anti-ram standards. However, if anti-ram gates are used, this installation will not preclude the installation of a hydraulic anti-ram vehicle barrier, as the sliding gate will not meet the minimum activation time.
   2. Where vehicular access gates are provided at the Perimeter fence, the gate shall be equipped with high speed gate operators - SlideDriver 50VF3 by HYSPEED (3' per second) or equal for sliding gates.
   3. The placement of the perimeter fence and anti-ram barrier shall maximize as much as practical the area they enclose.
   4. Any break in the perimeter vehicle barrier system (i.e. between bollards or between the crash rated fence and hydraulic vehicle barrier) shall not exceed 4'-0" clear.

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F. Hydraulic (wedge type) vehicle barriers (HVB): Access to parking areas and driveways within the area of the established setback shall be restricted with an HVB system, with two (2) HVB's per each entrance required (one for each ingress and egress lane). Maximum HVB width that will meet the required operational cycle speed is 12 feet. If the design of the drive lanes requires barrier protection for more than 12 feet, two barriers may be provided.

G. Drainage culverts and piping or other accessible conduit or pipe that penetrates the perimeter of the compound and are larger than 96 square inches in cross sectional area shall be protected with lockable manbars. Manbars shall be a minimum of ½" diameter steel bars spaced at 6" on center with cross bars as required to prevent spreading the spacing between bars.

10.4 HYDRAULIC VEHICLE BARRIERS (HVB'S)

A. The Lessor shall provide HVB's at all vehicular ingress/egress points within the compound perimeter which have been tested and certified to stop a 15,000 pound vehicle traveling at 50 mph with a penetration of less than 3'-0". The barrier shall be Delta Scientific model DSC501[redacted]

B. The HVB system shall be installed by a Delta Scientific technician. A third party vendor is not allowed.

C. As part of the rental rate and for the life of the lease, the Lessor shall provide periodic maintenance performed by factory trained and certified technicians. The Lessor shall provide monthly, quarterly, and yearly preventative maintenance as recommended by the manufacturer. These reports shall be provided to the Tenant. A minimum of one week's notice shall be provided to the Tenant in advance of any planned maintenance. Provide and stock commonly used spare parts on site.

D. All repairs to the system shall be performed by factory trained and certified technicians. Repair personnel shall respond to the site and repair the unit(s) within 24 hours of a request, barring unusual circumstances where a large part may have to be ordered.

E. The Lessor shall provide proper operation and sequencing of HVB's per Tenant requirements during the development of the design. Lessor shall provide minor sequence of operation changes during commissioning to adjust according to site configuration, and also an adjustment after one (1) and four (4) months of operation, if needed, both at no cost to the Tenant. Power for the HVB system shall be fed from the essential power system.

F. The vehicular access gates shall operate in unison with the HVB's. Speed bumps shall be provided to control approach speeds.

G. Nameplate shall be permanently attached to each HVB. Data shall be legibly marked on corrosion-resistant metal plates and shall consist of at least the following:
   1. Manufacturer's name.
   2. Model number.
   3. Serial number.
   4. Date of Manufacture.

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H. HVB shall be provided with following options:
   1. Programmable Logic Controller (PLC) based control system with local Uninterruptible Power Supply (UPS) protection for the PLC system.
   2. Delta Scientific touch screen master control panel (in Room 91A) with annunciator, reset, all needed wiring, with slave panel and Hirsch control override. Master panel to handle as many barriers as provided by the Lessor. Push button controls for emergency fast operation. The master control panel shall show status of the HVB's.
   3. Touch screen slave control panel in the VSF with annunciator; reset all needed wiring, with slave panel and Hirsch control override. Slave panel to handle as many HVB's as provided by the Lessor. Push button controls for up down HVB positions. Push buttons and indicator lights shall show the status of the HVB's.
   4. Stop/go signal arms in front of HVB's (one per HVB). Fast operating gate arm (less than 1 second to rise and close). Manufacturer: Magnetic Gate Arm.
   5. LED stop/go signal light in front of HVB's (one per HVB)
   6. HVB auxiliary limit switch (one per HVB)
   7. In-driveway, vehicle presence detector loop (three per HVB)
   8. Hydraulic power units (HPU) sufficient to move all HVB's with all associated hoses, wiring and electrical disconnects
   9. Emergency hydraulic hand pump, manual operating system (one per hydraulic power unit).
   10. Manual method to lower/raise the HVB without hydraulics
   11. Vehicle detector loop sensors shall be protected against electronic pulses received during generator startup
   12. Emergency fast up operation (one second raise)
   13. Hydraulic oil reservoir heater unit for each HPU
   14. Snow melting, heat tape in the trench drain and on each HVB drive surface.
   15. The HVB shall be fully galvanized. The outside of the HVB cabinets shall be factory-coated with Linex.
   16. Locked outdoor rated remote panel on a pedestal at the SSE.
   17. Options recommended by the HVB manufacturer based on the site and weather conditions.
   18. Safety edge on the sliding gate
   19. Provide a battery for the sliding gate to operate for 2 minutes, which allows power to transfer from normal power to generator power.

I. HVBs must include provisions for unobstructed drainage to offsite drainage system and the system shall be kept free of debris buildup at all times. Provide a drain trench along the length of the HVB.

J. Grading of surrounding surfaces at each HVB must slope so that water sheds away from the barriers.

10.5 HYDRAULIC VEHICLE BARRIER (HVB) SEQUENCE OF OPERATIONS

A. Normal Mode:
   1. A vehicle approaches the entrance which has the HVB in the up (no vehicles can pass) position with no guard present in the VSF.
   2. The Vehicle pulls up to the Tenant furnished access control keypad as well as over entry (first) vehicle detection loop (arming loop) that is imbedded in the driveway right beside the keypad.

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3. The driver enters a code. Upon validation of the code by the access control system, and acknowledgement by the arming loop that there is a vehicle present, a voltage is sent to the gate and HVB control system and the gate opens first, followed by the HVB.
4. After the HVB has lowered and the gate has opened, the traffic arm shall rise, and the traffic light shall turn green, at which time the vehicle will drive over the HVB. After the vehicle passes over barrier (second) vehicle detection loop, the traffic light shall turn from green to red.
5. Once the vehicle is through and the trailing (third) vehicle detection loop no longer detects a vehicle's presence, the traffic arm will lower immediately, then the HVB will rise, and the gate will close.
6. Sequence time from entry of access control PIN through vehicle entry and reclosure of barriers shall not exceed 25 seconds.
7. If a second vehicle approaches the entrance and actuates the arming loop before the first vehicle clears the third detection loop, the barrier shall still complete the cycle; however the gate shall reverse and remain open or begin to open for the second vehicle. If the barrier is down because the first vehicle has not yet cleared the third vehicle detection loop when the second vehicle's code is validated by the access control system, then the barrier shall remain down, and the light and arm shall allow the vehicle to go. After the first vehicle crosses the third loop, the barrier goes up and arm coming down, but the gate held open for the second vehicle. Although a complete HVB cycle is required for each vehicle, the gate may remain open for back to back cycles.
8. The gates and HVB for each drive lane shall operate independently from one another.
9. Whenever the safety sensor for the gate is tripped, the sequence shall reclose the gate after 45 seconds.

B. Special Mode:
1. High traffic mode: With a guard present, the fence gate will be held in the open position and the HVB will be controlled by push buttons from inside the VSF. In addition, while the fence gate held open, the keypad shall operate the barrier and the arm only.
2. Parade mode: With a guard present at the entrance, all HVB system is locked open from the master or the slave control panels. The traffic light is always green.
3. The operation of the gate and HVB may always be overridden by a remote master control panel mounted in Room 91 inside the Office Building.
4. From the slave panels, the Emergency Fast Operation (EFO) shall only operate the HVBs at the site entrance/exit where the EFO button is located. (On pedestal at the SSE, and in the VSF at the PSE.) But from the master panel, the EFO shall operate all entrances.
5. HVB' shall have the ability to be locked in either the up or down position from all control stations (Room 91 and VSF).
6. More detail sequence of operation shall be provided after the award. The Lessor shall design in compliance with the (b) (4) Barrier System Version dated 11/06/2012.

10.6 BLAST PROTECTION

A. Where the requirements below conflict with requirements stated in the RLP, the POR requirements shall take precedence. Contact the LCO for resolution or clarifications as needed.

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B. The facades of the Office Building and Annex shall be designed and constructed to withstand a blast producing a pressure of 10 psi and an impulse of 89 psi/msec at the face of the building. For design purposes, the blast pressure and impulse shall be assumed to be uniform for the entire façade.

C. The Tenant may accept lower blast pressure capacities for the facade where the threat is mitigated by design measures such as larger standoff distances or greater angle of blast wave incidence. The blast force mitigation and structural design shall be conducted by a qualified blast engineer. The alternate design shall be submitted to the Tenant for approval along with a certification from the blast engineer that the proposed façade is designed to withstand the actual pressures and impulses of an explosive device which would impose a 10 psi at 89psi/msec load on the façade from a blast at 100 foot standoff.

D. The exterior walls shall also be capable of withstanding the dynamic reactions from window systems resulting from detonation of the Device.

E. Shear walls that are essential to the lateral and vertical load bearing system, and that also function as exterior walls, shall be considered primary structures and shall be designed and constructed to resist the actual pressures and impulses resulting from the actual blast loads predicted from the threats specified

F. Other primary structural members of the facility including the structural framing and roof system shall be designed to withstand the actual pressures and impulses of an explosive device which imposes a 10 psi at 89psi/msec load on the façade from a blast at 100 foot standoff.

G. Where exterior walls are not designed for the full design loads, such as in the mail receiving room, special consideration shall be give to construction types that reduce the potential for injury.

H. The Lessor shall hire a blast consultant for the duration of the design and construction process. This consultant shall submit blast design calculations to the Government to validate that the facility design meets or exceeds acceptable levels of protection against blast waves identified above. This includes all exterior walls and windows. The blast consultant shall provide a certification letter to the Government stating that the design meets all applicable blast requirements.

I. Exterior doors, including roll-up doors are not required to be rated for blast resistance.

10.7 EXTERIOR WINDOWS

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A. The requirements below supersede general requirements stated in the RLP

B. Design of the window systems (glazing, frames, anchorage to supporting walls, etc.) on the exterior walls of the Office Building and Annex shall be balanced to mitigate the hazardous effects of flying glazing following an explosive event. A balanced design shall provide a system where the walls, window anchorage, window framing and glazing have compatible capacities. The walls, window framing and anchorage shall have greater load capacity than the maximum capacity of the glazing under the blast loads specified herein.

C. The glazing shall be designed as prescribed by WINGARD 5 or later, to achieve a glazing performance condition of 2 and a façade protection of higher given a blast peak pressure of 10 psi with an impulse of 89 psi/msec.

D. The frame system shall develop the full capacity of the chosen glazing and provide the required level of protection specified in this paragraph without failure.

E. The anchorage shall remain attached to the walls of the facility in the event of detonation of the device.

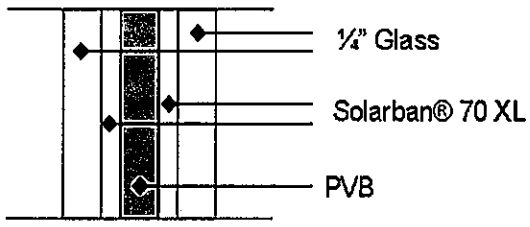
10.8 RF SHIELDING, BUILDING ENVELOPE

A. Anti-eavesdropping countermeasures shall be provided for the envelope of the office building as follows. The entire building envelope shall be protected to include perimeter walls and roof.

B. All exterior walls shall be shielded with TVM foil as specified within this POR

C. All glazing within the exterior envelope of the building shall be shielded with either Solarban 70XL coated glass as manufactured by PPG Industries, or approved equal.

D. Solarban 70XL is a low-E coating that provides anti-eavesdropping characteristics meeting Tenant requirements. The system shall be (2) plies of glass interior coated with Solarban 70XL laminated together with polyvinyl butyral (PVB) as shown below. (Diagram below is showing only the interior part of window system with the coating on surfaces #4 and #5 of the window assembly. Exterior glass lite and air gap is not shown below.) If this system is used as the interior glazing pane within an insulated glazing system, an additional low-e coating may be required at the exterior glazing pane for energy conservation.



Section View – PPG Window Configuration

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E. If metal decking is not used for floors and structure above SCIF areas, RF protection in the form of TVM foil or approved RF paint shall be utilized.

10.9 SPEAKERS

A. The Lessor shall submit a sample of the proposed fire alarm device, fire alarm speaker, and PA system speaker to be used for this project to the Tenant for testing and approval regardless of whether similar devices have been used on previous Tenant projects.

10.10 MANBARS

A. Man bars shall be provided at any ducts and openings larger than 96 square inches, through Wall Types A2, A3, A4, A6, A9, (any variation of these walls) and A5 and A7 mantrap walls (such as in the employee entrance, visitor lobby, and Task Force areas), and masonry, concrete, or steel walls. Provide man bars in floor and ceiling penetrations in areas secured by these types of partition types. Provide man bars at all exterior envelope penetrations. Rooftop Skylights are not required to be protected by man bars, nor are openings thru the roof for rooftop mechanical equipment as long as the access doors to the equipment are locked.

B. Man bars are defined as:
   1. 1/2 inch hardened steel diameter rod and welded at all intersections.
   2. Bars shall be spaced 6 inches O.C. vertically and horizontally.
   3. Secure imbedded rods into wall to a minimum depth of 3 inches or weld into adjacent steel plates.
   4. Stainless steel bars 1/2 inch diameter shall be used if excessive moisture exists in duct.
   5. Steel plates shall be installed in 16 gauge metal stud framing surround and screws tack welded after installation.

C. Access doors shall be provided on the ducts (on the secure side), for visual inspection of the man bars. Access door shall remain operational after ceiling grid is installed.

D. Refer to the: "Man Bar" diagram in the DIAGRAMS section of this POR.

10.11 FIRE DEPARTMENT ACCESS

A. The Lessor shall coordinate with the Tenant any fire department access requirements to the site and the building required as a result of the installation of the access control system.

10.12 LANDSCAPING

A. Landscaping design elements that enhance security are desired. Avoid landscaping that would permit concealment of trespassing individuals or obstruct the view of security personnel and CCTV. Landscaping in the clear zone shall be limited to items that will not over time obscure local guard or camera vision.

10.13 CONSTRUCTION SITE SECURITY REQUIREMENTS AND PROCEDURES

A. The Lessor shall provide a Construction Site Security Plan, within twenty (20) business days after award, which addresses the location of construction security items, such as the temporary fence, CCTV cameras, job site trailers, lay down area, dumpsters, parking, and construction workers' entrance.

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B. Prior to the start of construction at the site, the Lessor's contractor shall provide one (1) 50' 0" long x 20' 0" double-wide trailer for dedicated use by the Tenant for site security operations. This trailer shall house the Access Control Facility (ACF) for the construction site. This trailer shall be in addition to any other required for construction operations to include contractor and GSA trailers. The trailer shall be provided with a transaction window for daily check in and badging of construction personnel. Refer to the Diagrams section of the POR for the interior layout of the trailer. The trailer shall be fully equipped with operating HVAC systems, lighting, electricity, telephone, unlimited data broadband internet service with a min. of 15Mbps download capability, and a unisex toilet facility connected to the water and sewer system.

C. The trailer shall be made available for the Tenant's use until occupancy of the building. The location of the trailer shall be determined in coordination with the Tenant, with optimal placement outside of the permanent perimeter fence so that relocation will not be required while construction is ongoing and it may continue to be used as the ACF throughout the project. If it is not possible to locate the trailer outside of the permanent fence due to site constraints, and it must be relocated to accommodate site work or construction progress, the Lessor shall provide similar accommodations within the new building to include access to the building's toilet facilities or relocate the trailer along with all utilities and services. In the event a location within the building is provided for the tenant's onsite staff, a fully conditioned guard booth shall also be provided by the Lessor at the construction site entrance to allow the tenant to continue to perform daily check in and badging functions.

D. The contractor shall provide adequate security to the entire construction site and the building(s), to include a temporary construction fence and site security lighting, throughout the entire construction period.

E. The Tenant shall be permitted access to the construction site at all times and at all stages of construction.

F. Parking for a minimum of six vehicles shall be provided adjacent to the Tenant's trailer or location approved by the Contracting Officer for Tenant use. The Lessor shall provide a level and safe walking path from the parking area to the Tenant's trailer.

G. The General Contractor shall assist the Tenant to the greatest extent possible to safeguard the security of the construction job site. The Lessor, General Contractor and their subcontractors and suppliers, and all other individuals involved in the construction process shall adhere to the security measures and policies set forth below.

1. Perimeter Controls
   a. The contractor shall provide a chain link or similar fence, six feet in height and of sufficient integrity to deter unauthorized access for the entire perimeter of the construction site.
   b. When possible, consideration shall be made to allow for the fence to be placed beyond the location where the permanent fence/wall will be placed, in order to facilitate the construction of the fence/wall without having to remove the temporary fence.
   c. Unlocked gates will be manned by Tenant personnel or Tenant provided security guards.
   d. The perimeter, construction buildings, and secure storage facilities shall be sufficiently lit to permit night time surveillance of all areas by guard forces.

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e. Enhanced lighting shall be provided at all perimeter entry points.

2. Gates
   a. There shall be no more than two vehicular entrances and one pedestrian entrance.
   b. Access gates to the site shall be kept secured when not in use.

3. Access Control Facility
   a. Site security and access will be controlled by a Tenant Project Site Security Officer (PSSO).
   b. The construction site shall have an Access Control Facility (ACF) staffed by Tenant-cleared personnel. All access to the site shall be controlled from the ACF.
   c. The Tenant may deny access to any part of construction site or facility at any time. The PSSO will notify the contractor of access denial.
   d. No uncleared or unescorted personnel will be permitted access within the secure perimeter of the construction site.
   e. All project personnel, contractors, and visitors will enter the project construction site through the ACF.
   f. The PSSO will maintain an access control list based on a "cleared worker" roster which will be submitted to the contractor on a weekly basis for updating.

4. Entry/Exit Inspection
   a. All persons and vehicles entering and exiting the site may be inspected. All personnel may pass through a walk-through metal detector, or, if entry by a secondary gate is necessary, by hand-held metal detector. All visitors and day workers are subject to search, including x-ray, of their possessions.
   b. All vehicles and their contents, entering or leaving a construction site, support site or Secure Storage Area are subject to search and inspection. Drivers and passengers may undergo metal detection inspection prior to entering or leaving the construction site.

5. Identification Badge
   a. Photo identification badges shall be worn by all project personnel while on the construction site. The PSSO will establish an access control identification card system for all workers or visitors on the site.
   b. Issuance
      i. All personnel seeking access to the site will be issued an identification badge bearing his/her photograph, and other security related information. Admission to the site is permitted only after the guard has verified the photograph on the badge matches that of the individual.
      ii. Cleared personnel. Permanent cleared contractor personnel will be issued a permanent site access badge. Cleared project personnel will retain their badges during the construction period and shall not publicly display the badge when off the project site.
      iii. Uncleared personnel. For non-permanent uncleared contractor personnel, an identification badge will be issued each day in exchange for an official, Government-issued, photo-bearing identity document. Document facsimiles or reproductions are not acceptable. The official, Government-issued, photo-bearing identity document will be returned to uncleared personnel upon return of the identification badge and departure from the site. All uncleared

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personnel shall leave their badges at the Access Control Facility (ACF) upon leaving the project site.

c. Display. All persons shall prominently display the badge above the waist on the front of the body while on the construction site. Badges may be displayed using armbands.
d. Surrender or Loss of Badge
   i. Loss of badge or failure to comply with established procedures may result in the person being denied access to the construction site.
   ii. All costs resulting from the removal of the employee shall be the responsibility of the contractor.
e. Disposition of Badges. All identification badges issued for construction site access shall be returned and accounted on a daily basis, or when site access is no longer required, when job termination occurs, or upon demand by the PSSO.

6. Visitors
   a. All visitors to the secure storage area or construction site shall be approved in advance by the PSSO or designee.
   b. Visitors shall be escorted by cleared permanently assigned project personnel at all times.
   c. All visitors, cleared or uncleared, are required to wear and display a visitor's badge at all times on the construction site.
   d. Authorized visitors will be issued temporary visitor badges which shall be returned and accounted for on a daily basis.

7. After-Duty Hours Access
   a. Uncleared personnel will not be permitted access to the construction site or secure storage areas after normal duty hours without prior authorization from the PSSO.
   b. All personnel seeking access to the site after normal business hours must coordinate with the PSSO and will be required to sign in/out in the Visitor's Log.

8. Parking On Site
   a. Parking of vehicles on site will not be permitted without the advance written approval of the PSSO. Failure to obtain advance approval may, at the option of the Tenant, result in the removal of the vehicle from the premises with the contractor or owner assuming all resultant costs.

9. Site Deliveries
   a. Deliveries to the construction site or secure storage area shall be scheduled a minimum of 24 hours in advance with the PSSO and delivered during normal business hours, as defined by the contract, unless approved in advance by the PSSO. Failure to provide advance notice of a delivery may, at the option of the Tenant, result in denial of acceptance of the delivery.

10. Storage of Workers' Tools
   a. The contractor may provide on-site space for the storage of workers' tools in order to reduce, if not eliminate, the need for daily introduction/removal of these items to or from the construction site. Adherence to this procedure will serve to facilitate more expeditious security screening of construction personnel as they seek entry to the site.

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11. Photography
    a. The contractor is prohibited from taking any photographs without the written approval of the PSSO. The PSSO will coordinate any requests for photography on site.

12. Prohibited and Restricted Items
    a. The following items are prohibited at the construction site: firearms, knives or other weapons; illegal or controlled substances without a medical prescription; alcoholic beverages.
    b. The following items are not permitted on the construction site without advance written approval of the PSSO, and are subject to any restrictions, limitations or other requirements which the PSSO may stipulate: explosives - limited to the amount that is strictly required for construction; photographic equipment; and electronic devices to include cell phones with cameras, audio or video recording equipment, transmitters, receivers (other than AM/FM stereos), or any listening devices, with the exception of hearing aids.

13. Key Control
    a. Keys to any office, building, or storage container or area shall not be removed from the site or duplicated without the specific advance approval of the PSSO. The PSSO will maintain a key control index and a key cabinet. The PSSO will develop a check in/out procedure for key control.

14. Inspections
    a. Construction and security inspections will be conducted on a regular basis during construction by the tenant's Security Division. Formal inspections will be conducted at the 50% and 90% construction completion, as noted in the Lessor's construction schedule, and a report will be generated with the results.

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11.0 RATIO BASED REQUIREMENTS

11.1 GENERAL

A. The offer shall include the following items in the quantities indicated below in the rental rate of the lease. Since exact quantities of partition types and electrical outlets will be unknown at the time of Lease Offer and Award, and won't be finalized until the TI Construction Documents are completed, the Lessor shall include in the rental rate the cost of the partitions and electrical outlets, using the negotiated costs from the Unit Price Matrix (UPM), applied to the ratios per offered total ABOA as stated below. The ABOA is the project specific offered (officially listed on the Lease's Standard Form (SF) 2 "US Government Lease for Real Property") ANSI/BOMA Office Area (ABOA) square feet. The ratios were developed to apply to the total offered ABOA for the complete project, to include office building, Annex, and VSF (as applicable), regardless of where the partition is being used. For example, partitions to be used only in the Annex, are still to be included in the ratio below based on the total ABOA.

11.2 ARCHITECTURAL

A. The offer shall include the following partitions in the quantities (ratios per ABOA) indicated below. Since Unit Prices are provided in Linear Feet (LF) the Lessor must take any slab to slab variations between floors of the Office Building into consideration when establishing the Unit Prices. Separate ratios are provided for the Annex partitions (A4A, A5A, and A9A), to be used where an Annex is included in the Lease requirements. Separate Unit Prices are required for these partition types in the UPM due to the increased vertical clearance requirements of the Annex which may impact the partition height. All partitions shall be complete and include paint and base board. This information is not applicable to shell and core construction, including, but not limited to: exterior walls; shaft walls; columns; and interior walls enveloping any core elements (building mechanical/electrical rooms, restrooms, stairs, etc.). The cost of all core and shell construction is the responsibility of the Lessor as a part of the core and shell cost. Where any core and shell wall must be modified due to TI requirements, for example, a tenant program is adjacent to a core function such as shaft or stairwell wall, only the additional component for that partition shall be included in the reconciliation as a cost to the tenant. For example, an additional layer of drywall, RF foil, or plywood.

1. Wall Type A1 (for the Office Building) shall be provided at a ratio of 1 linear foot for each 75 ABOA square foot of space provided.

2. Wall Type A1S (for the Office Building) shall be provided at a ratio of 1 linear foot for each 150 ABOA square foot of space provided.

3. Wall Type A2 shall be provided in sufficient quantity to construct as indicated in the diagram of the VSF. Refer to Diagrams Section of the POR for details.

4. Wall Type A3 shall be provided at a ratio of 1 linear foot for each 400 ABOA square foot of space provided.

5. Wall Type A4 shall be provided at a ratio of 1 linear foot for each 50 ABOA square foot of space provided.

6. Wall Type A4A (for the Annex) shall be provided at a ratio of 1 linear foot for each 2000 ABOA square foot of space provided.

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7. Wall Type A5 shall be provided at a ratio of 1 linear foot for each 40 ABOA square foot of space provided.

8. Wall Type A5A (for the Annex) shall be provided at a ratio of 1 linear foot for each 200 ABOA square foot of space provided.

9. Wall Type A5S (for the Annex) shall be provided at a ratio of 1 linear foot for each 1000 ABOA square foot of space provided

10. Wall Type A6 shall be provided at a ratio of 1 linear foot for each 90 ABOA square foot of space provided.

11. Wall Type A7 shall be provided at a ratio of 1 linear foot for each 500 ABOA square foot of space provided.

12. Wall Type A8 shall be provided at a ratio of 1 linear foot per each 1000 ABOA square foot of space provided.

13. Wall Type A9 shall be provided at a ratio of 1 linear foot per each 350 ABOA square foot of space provided.

14. Wall Type A9A (for the Annex) shall be provided at a ratio of 1 linear foot per each 400 ABOA square foot of space provided.

11.3 ELECTRICAL

A. Convenience outlets shall be installed on the basis of a maximum of 8 outlets per 20 amp circuit. All branch circuit wiring shall consist of copper conductors. Conductors for branch circuits shall be sized to prevent voltage drop exceeding 3 percent at the farthest receptacle. The electrical requirements below shall be provided in addition to the specific electrical requirements stated within this POR.
   1. Shielded duplex outlets shall be provided on the basis of 1 per each 100 ABOA square foot of space provided.
   2. Shielded quadruplex outlets shall be provided on the basis of 1 per each 150 ABOA square foot of space provided. Essential quadruplex outlets shall be provided on the basis of 1 per each 400 ABOA square foot of space provided.

B. Systems open workstation furniture Connections.
   1. Systems open workstation furniture connection cluster groups shall be provided on the basis of 1 per each 250 ABOA square foot of open office room function.

C. Data and Telecommunications

   1. Wall mounted Data/Telephone outlets shall be provided on the basis of 1 outlet per each 100 ABOA square foot of space provided.

D. Floor Mounted Combination Box (electrical, data, and telephone)
   1. Floor mounted combination boxes (flush mounted in concrete floor) shall be provided on the basis of 1 per 5000 ABOA square foot of space provided.

   2. Floor mounted combination boxes (in RAF) shall be provided on the basis of 1 per 75 SF based on total size of rooms 4-14, 10-42E, 12-65A, and 12-65B.

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12.0 SPECIAL ELECTRICAL REQUIREMENTS

12.1 SHIELDED POWER RISER, ELECTRICAL POWER LOADS

A. Approximate required single phase capacity @ 120 V shall be **300** KVA

12.2 ESSENTIAL POWER, PANEL LOAD TABLE

Panel	Load
RP-EOC	**20 KVA**
RP ND	**30 KVA**
RP FM	**10 KVA**
RP TR	**5 KVA**
RP-TFR	**12 KVA**
RP-TIII	**15 KVA**
RP CR	**65 KVA**
RP-GB	**12 KVA**
RP-SCIF	**15 KVA**

12.3 MINIMUM STANDBY GENERATOR CAPACITY

A. The standby generator shall have a minimum capacity of **600** kilowatt (kW). Lessor shall provide at no additional cost to the Tenant additional capacity as needed as determined by calculations based on the POR requirements.

12.4 UPS REQUIREMENTS FOR ROOM 100

A. The Lessor shall provide, a minimum of 100KVA 3 Phase UPS. Unit shall be UL listed under 1778 and IEC 1000 (801) Level 4. Manufacturer shall be ISO 9001 certified. Continuous power rating shall be 65KVA @ .08 power factor. Static bypass 100% rated bypass switch shall be provided. Battery shall be rated for 4 minutes @ full load. Electrical engineer shall coordinate weight of UPS with building structural engineer. The UPS shall be located in a utility room located adjacent to the room 100. Coordinate the size of the utility room to accommodate the size of the UPS and the HVAC equipment.

B. Provide a portable load bank when commissioning the UPS. The size of the load bank shall match the UPS capacity at 100% load. Provide 5 day advance notice to the Tenant's engineer for witnessing the commissioning of the UPS.

C. Room 91 shall have a visual and audible alarm notification system that monitors the UPS operation. Provide a wall mounted panel or personal based computer software loaded onto the building automation system computer to monitor the alarm status.

12.5 UPS POWER REQUIREMENTS FOR ROOM 96 AND 98

A. From the UPS distribution panel, provide power to panel PR-CR located in Room 100B, provide UPS power to the rack mounted telephone equipment in Rooms 96 and 98 series. The UPS power to each of the 98 series rooms is for telephone equipment. The Tenant's telephone vendor will supply telephone switches and the racks. The Lessor shall coordinate electrical requirements with the Tenant to support the equipment.

B. From the UPS distribution panel, provide power to RP-TIIV located in room 43E and provide UPS power to equipment in rooms 43A thru E noted in the RDM and as described in the special electrical section.

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12.6 CHARGING STATION IN PARKING STRUCTURE

A. Provide 208V, 30A outlet for a charging station for specialty vehicles to be located in the parking structure. Location and specifications for the outlet to be coordinated with the Tenant.

B. Provide an exterior 208V 30amp outlet on each side of each overhead annex door.

12.7 ESSENTIAL POWER

A. The following shall be fed from the essential power distribution system

i. All Security Devices (i.e. CCTV, alarm systems, access control systems, door and gate actuators, anti-ram barriers, etc.)

ii. General Building systems (including domestic water pump, hallway lighting, a set of bathrooms for each floor (one light in each), and if automatic fixtures are installed in the core restrooms, all vaccine refrigerators, then one set of each, exterior lighting, electric boilers/heating systems where applicable, and vending machine outlets.

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13.0 DIAGRAMS

13.1 SITE: "PRIMARY SITE ENTRANCE" (PSE) CONCEPTUAL LAYOUT

Coordinate exact location of barrier system components with manufacturer's recommendations.

(b) (4)

[redacted]

LEGEND

→ Direction of Pedestrian Circulation

⇨ Primary Direction of Vehicular Circulation

KEYED NOTES

1 Full Height Turnstile
2 Roof Overhang
3 Accessible Gate
4 Hydraulic Barrier
5 Loop Detector
6 Sliding Gate
7 K-Rated Bollards
8 Keypad
9 Speed Bump
10 Perimeter Antiram Barrier / Pedestrian Fence
11 Pedestrian Fence
12 Walkway to Office Building
13 Paved Surface
14 Concrete Paving
15 Traffic Light
16 Barrier Power Unit
17 Traffic Arm
18 Keypads on Dual Height Pedestal

NOTE: CONSULT DELTA SCIENTIFIC CORPORATION FOR LAYOUT OF LOOPS, KEYPADS, SLIDING GATES, TRAFFIC ARMS, AND BARRIERS.

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13.2 SITE: "SECONDARY SITE ENTRANCE" (SSE) CONCEPTUAL LAYOUT

(b) (4)

[redacted]

LEGEND

→ Direction of Pedestrian Circulation

⇨ Primary Direction of Vehicular Circulation

KEYED NOTES

1 Keypad and Ai-phone on Dual Height Pedestal
2 Sidewalk
3 Man Gate
4 Hydraulic Barrier
5 Loop Detector
6 Sliding Gate
7 Bollards
8 Keypad on Dual Height Pedestal
9 Speed Bump
10 Perimeter Antiram Barrier / Pedestrian Fence
11 Concrete Paving
12 Barrier Power Unit
13 Traffic light
14 Traffic Arm

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13.3 SITE: "VISITOR SCREENING FACILITY" (VSF) CONCEPTUAL LAYOUT

(b) (4)

[redacted]

KEYED NOTES

1. Access Control Key Pad w/ Remote Release
2. Access Control Key Pad
3. Remote Release
4. Full height Turnstile
5. Package Pass-Thru
6. Handheld Scanner Console
7. Low Barrier
8. Metal Detector
9. Storefront Glass
10. Duress Alarm Button Undercounter.
11. Unisex Toilet RM (HC)
12. Electrical Panel
13. Exterior Full Glass Door
14. Ballistic Door
15. 1'-6" Extension Tray
16. X-ray Machine
17. Desktop Ion Scanner
18. Bullet Resistant Transaction Drawer
19. Interior Ballistic Partition/Glass
20. Exterior Ballistic Wall/Glass
21. Work Surface 3'-0" A.F.F.
22. Recessed Lockers
23. Interior Door per RDM with View Window
24. Surveillance Monitors
25. CCTV Camera
26. Undercounter Refrigerator
27. Undercounter Microwave on Shelf
28. Interior Door per RDM
29. Bullet Resistant Transaction Window with Bullet Resistant Deal Tray
30. Electrified Active Voice Intercom
31. Counter with sink and Garbage Disposal
32. Coat Hooks at 12" O.C.

INITIALS: MK & JMB
LESSOR GOV'T

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13.4 SITE: "VISITOR PARKING AREA" CONCEPTUAL LAYOUT

(b) (4)

[redacted]

LEGEND

→ Direction of Pedestrian Circulation

⇧ Direction of Vehicular Circulation

KEYED NOTES

1 Perimeter Antiram Barrier / Pedestrian Fence
2 Paved Surface
3 Visitor's Parking
4 Passenger Drop-Off
5 Walkway
6 Paved Road Surface
7 Landscaped Area
8 Walkway to Office Building

INITIALS: MK (LESSOR) & JMB (GOV'T)

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13.5 SITE: "RECEIVING AREA" CONCEPTUAL LAYOUT

(b) (4)

[redacted]

KEYED NOTES

1 Cargo X-Ray Machine
2 Postal X-Ray Machine
3 Table & Monitor System
4 X-Ray Loading Area
5 Insulated Overhead Coiling Door 8'W x 9'H
6 Controlled Access Keypad
7 4'-0" Exterior Door
8 Double Doors, Weatherstripped
9 Bollard, Typical
10 Powered Recessed Dock Lift
11 Bio Cabinet
12 72'-0"L Truck Off Loading Area
13 Heavy Duty Paved Surface
14 Recycling Storage Dumpster's
15 4'-0" Interior Door
16 Disintegrator and Briquetter

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13.6 WALL TYPE A1: CEILING HIGH

(b) (4)

[redacted]

1. GWB FINISH LEVEL 4, (1) PRIMER COAT + (2) FINISH COATS FROM FLOOR SLAB TO CEILING, BOTH SIDES.

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13.7 WALL TYPE A1S: CEILING HIGH WITH SOUND INSULATION

(b) (4)

[redacted]

1. GWB FINISH LEVEL 4, (1) PRIMER COAT + (2) FINISH COATS FROM FLOOR SLAB TO CEILING, BOTH SIDES.

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13.8 WALL TYPE A2: BULLET RESISTANT

(b) (4)

[redacted]

1. GWB FINISH LEVEL 4 FROM FLOOR SLAB TO CEILING, GWB FINISH LEVEL 3 FROM CEILING TO SLAB ABOVE, BOTH SIDES. (1) PRIMER COAT + (2) FINISH COATS FROM FLOOR SLAB TO SLAB ABOVE ON BOTH SIDES. JOINTS BETWEEN GWB AND PLYWOOD/BALLISTIC ARMOR SHALL BE STAGGERED AT ALL LOCATIONS.
2. SCRIBE & SEAL GWB AND PLYWOOD TO FIT CONTOUR OF STRUCTURAL METAL DECK AND ALL PENETRATIONS.
3. NOT USED
4. PARTITIONS SHALL BE SEALED CONTINUOUSLY AT PERIMETER WITH AN ACOUSTICAL SEALANT WHEREVER IT ABUTS ANOTHER ELEMENT (I.E. WALL, COLUMN, FLOOR, CEILING DECK, OR MULLION).
5. PROVIDE SEALANT AT ALL VOIDS IN EXCESS OF 1/2" AT THE UNDERSIDE OF A BOTTOM TRACK INSTALLED ON A CONCRETE SLAB.
6. DUCT PENETRATIONS OVER 96 SQUARE INCHES THROUGH THE PARTITION SHALL BE PROTECTED WITH MAN BARS. DUCTS WITH ANY DIMENSIONS LESS THAN 6" DO NOT REQUIRE MAN BARS. IF MAN BARS ARE PROVIDED, A 12"x12" INSPECTION PORT AND ACCESS HATCH SHALL BE INSTALLED ON THE DUCT ON THE SECURE SIDE OF THE PARTITION. REFER TO MAN BAR DETAILS.
7. ALL RETURN AIR PENETRATIONS SHALL BE PROVIDED WITH SOUND ATTENUATING "Z"-DUCT. REFER TO "Z" DUCT DETAIL.
8. ALL PENETRATIONS THROUGH THE PARTITION SHALL BE SEALED ALL AROUND ON BOTH SIDES OF WALL WITH SEALANT TO ELIMINATE GAPS BETWEEN THE PENETRATION AND WALL. ALL CABLE/WIRE PENETRATIONS SHALL PENETRATE THE WALL WITH SLEEVE.

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13.9 WALL TYPE A3: SECURED STORAGE

(b) (4)

[redacted]

1. GWB FINISH LEVEL 4 FROM FLOOR SLAB TO CEILING, GWB FINISH LEVEL 3 FROM CEILING TO SLAB ABOVE, BOTH SIDES. (1) PRIMER COAT + (2) FINISH COATS FROM FLOOR SLAB TO SLAB ABOVE ON BOTH SIDES. JOINTS BETWEEN GWB AND PLYWOOD SHALL BE STAGGERED AT ALL LOCATIONS.
2. SCRIBE & SEAL GWB AND PLYWOOD TO FIT CONTOUR OF STRUCTURAL METAL DECK AND ALL PENETRATIONS.
3. ON THE SECURE SIDE OF THE WALL, INSTALL ONE LAYER OF 5/8" PLYWOOD ON 8' VERTICAL AND 4' HORIZONTAL. SECURE PLYWOOD TO THE METAL FRAMING WITH AN APPROVED CONSTRUCTION ADHESIVE AND STEEL #10 SELF-TAPPING SCREWS AT 12" O.C. MAX. VERTICALLY (@ EACH STUD) AND 12" O.C. HORIZONTALLY (AT TOP & BOTTOM TRACK). USE FIRE RATED PLYWOOD WHERE REQUIRED BY CODE.
4. NOT USED
5. NOT USED
6. DUCT PENETRATIONS OVER 96 SQUARE INCHES THROUGH THE PARTITION SHALL BE PROTECTED WITH MAN BARS. DUCTS WITH ANY DIMENSIONS LESS THAN 6" DO NOT REQUIRE MAN BARS. IF MAN BARS ARE PROVIDED, A 12"x12" INSPECTION PORT AND ACCESS HATCH SHALL BE INSTALLED ON THE DUCT ON THE SECURE SIDE OF THE PARTITION. REFER TO MAN BAR DETAILS.

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13.10 WALL TYPE A4: SLAB-TO-SLAB

(b) (4)

[redacted]

1. GWB FINISH LEVEL 4, (1) PRIMER COAT +(2) FINISH COATS FROM FLOOR SLAB TO CEILING, BOTH SIDES. GWB FINISH LEVEL 3 FROM CEILING TO SLAB ABOVE, BOTH SIDES. NO PRIMER OR PAINT REQUIRED ABOVE CEILING, BOTH SIDES.
2. NOT USED
3. NOT USED
4. NOT USED
5. NOT USED
6. DUCT PENETRATIONS OVER 96 SQUARE INCHES THROUGH THE PARTITION WHERE PARTITION FORMS AREA 13 SHALL BE PROTECTED WITH MAN BARS. DUCTS WITH ANY DIMENSION LESS THAN 6" DO NOT REQUIRE MAN BARS. IF MAN BARS ARE PROVIDED, A 12"X12" INSPECTION PORT AND ACCESS HATCH SHALL BE INSTALLED ON THE DUCT ON THE SECURE SIDE OF THE PARTITION. REFER TO MAN BAR DETAILS.
7. NOT USED
8. NOT USED
9. NOT USED
10. NOT USED
11. A4 PARTITIONS APPLY TO THE OFFICE BUILDING. A4A PARTITIONS APPLY TO THE ANNEX, WHERE SLAB TO SLAB HEIGHT WILL DIFFER FROM THE SLAB TO SLAB HEIGHT IN THE OFFICE BUILDING.

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13.11 WALL TYPE A5/A5A: ACOUSTICAL

(b) (4)

[redacted]

1. GWB FINISH LEVEL 4, (1) PRIMER COAT, (2) FINISH COATS FROM FLOOR SLAB TO CEILING, BOTH SIDES. GWB FINISH LEVEL 3 FROM CEILING TO SLAB ABOVE, BOTH SIDES. NO PRIMER OR PAINT REQUIRED ABOVE CEILING, BOTH SIDES. JOINTS BETWEEN TWO LAYERS OF GWB SHALL BE STAGGERED.
   IN FIELD OFFICES, FOR WALL TYPE A5 THAT COMPRISES A MANTRAP, LOBBY, OR AREA 30 (ROOMS 99D, 99H AND 99I) - GWB FINISH LEVEL 4, (1) PRIMER COAT, (2) FINISH COATS FROM FLOOR SLAB TO CEILING, BOTH SIDES. GWB FINISH LEVEL 3, (1) PRIMER COAT, (2) FINISH COATS FROM CEILING TO SLAB ABOVE, BOTH SIDES.
2. SCRIBE & SEAL GWB TO FIT CONTOUR OF STRUCTURAL METAL DECK AND ALL PENETRATIONS.
3. NOT USED .
4. PARTITIONS SHALL BE SEALED CONTINUOUSLY AT PERIMETER WITH AN ACOUSTICAL SEALANT WHEREVER IT ABUTS ANOTHER ELEMENT (I.E. WALL, COLUMN, FLOOR, CEILING DECK, OR MULLION).
5. PROVIDE SEALANT AT ALL VOIDS IN EXCESS OF 1/2" AT UNDERSIDE OF TRACK INSTALLED ON CONCRETE SLAB.
6. DUCT PENETRATIONS OVER 96 SQUARE INCHES THROUGH THE PARTITION, WHERE THE PARTITION FORMS A MANTRAP, LOBBY, TASK FORCE AREAS, OR AREA 30 (ROOMS 99D, 99H AND 99I), SHALL BE PROTECTED WITH MANBARS. DUCTS WITH ANY DIMENSIONS LESS THAN 6" DO NOT REQUIRE MAN BARS. IF MAN BARS ARE PROVIDED, A 12"X12" INSPECTION PORT AND ACCESS HATCH SHALL BE INSTALLED ON THE DUCT ON THE SECURE SIDE OF THE PARTITION. REFER TO MAN BAR DETAILS.
7. ALL RETURN AIR PENETRATIONS SHALL BE PROVIDED WITH SOUND ATTENUATING "Z"-DUCT. REFER TO "Z" DUCT DETAIL.
8. ALL PENETRATIONS THROUGH THE PARTITION SHALL BE SEALED ALL AROUND ON BOTH SIDES OF WALL WITH SEALANT TO ELIMINATE GAPS BETWEEN THE PENETRATION AND WALL. ALL CABLE/WIRE PENETRATIONS SHALL PENETRATE THE WALL WITH SLEEVE.
9. NOT USED
10. NOT USED
11. A5 PARTITIONS APPLY TO THE OFFICE BUILDING. A5A PARTITIONS APPLY TO THE ANNEX, WHERE SLAB TO SLAB HEIGHT WILL DIFFER FROM THE SLAB TO SLAB HEIGHT IN THE OFFICE BUILDING.

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13.12 WALL TYPE A5S: ACOUSTICAL - STC-50

(b) (4)

[redacted]

1. GWB FINISH LEVEL 4, (1) PRIMER COAT + (2) FINISH COATS FROM FLOOR SLAB TO CEILING, BOTH SIDES. GWB FINISH LEVEL 3 FROM CEILING TO SLAB ABOVE, BOTH SIDES. NO PRIMER OR PAINT REQUIRED ABOVE CEILING, BOTH SIDES. JOINTS BETWEEN TWO LAYERS OF GWB SHALL BE STAGGERED.
2. SCRIBE & SEAL GWB TO FIT CONTOUR OF STRUCTURAL METAL DECK AND ALL PENETRATIONS.
3. NOT USED
4. PARTITIONS SHALL BE SEALED CONTINUOUSLY AT PERIMETER WITH AN ACOUSTICAL SEALANT WHEREVER IT ABUTS ANOTHER ELEMENT (I.E. WALL, COLUMN, FLOOR, CEILING DECK, OR MULLION).
5. PROVIDE SEALANT AT ALL VOIDS IN EXCESS OF 1/2" AT UNDERSIDE OF TRACK INSTALLED ON CONCRETE SLAB.
6. NOT USED
7. ALL RETURN AIR PENETRATIONS SHALL BE PROVIDED WITH SOUND ATTENUATING "Z"-DUCT. REFER TO "Z" DUCT DETAIL.
8. ALL PENETRATIONS THROUGH THE PARTITION SHALL BE SEALED ALL AROUND ON BOTH SIDES OF WALL WITH SEALANT TO ELIMINATE GAPS BETWEEN THE PENETRATION AND WALL. ALL CABLE/WIRE PENETRATIONS SHALL PENETRATE THE WALL WITH SLEEVE.

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13.13 WALL TYPE A6: ACOUSTICAL - STC-45 WITH RFOIL

(b) (4)

[redacted]

1. GWB FINISH LEVEL 4 FROM FLOOR SLAB TO CEILING, GWB FINISH LEVEL 3 FROM CEILING TO SLAB ABOVE, BOTH SIDES. (1) PRIMER COAT + (2) FINISH COATS FROM FLOOR SLAB TO SLAB ABOVE, BOTH SIDES. JOINTS BETWEEN TWO LAYERS OF GWB SHALL BE STAGGERED.
2. SCRIBE & SEAL GWB TO FIT CONTOUR OF STRUCTURAL METAL DECK AND ALL PENETRATIONS.
3. NOT USED
4. PARTITIONS SHALL BE SEALED CONTINUOUSLY AT PERIMETER WITH AN ACOUSTICAL SEALANT WHEREVER IT ABUTS ANOTHER ELEMENT (I.E. WALL, COLUMN, FLOOR, CEILING DECK, OR MULLION).
5. PROVIDE SEALANT AT ALL VOIDS IN EXCESS OF 1/2" AT UNDERSIDE OF TRACK INSTALLED ON CONCRETE SLAB.
6. DUCT PENETRATIONS OVER 96 SQUARE INCHES THROUGH THE PARTITION SHALL BE PROTECTED WITH MAN BARS. DUCTS WITH ANY DIMENSIONS LESS THAN 6" DO NOT REQUIRE MAN BARS. IF MAN BARS ARE PROVIDED, A 12"x12" INSPECTION PORT AND ACCESS HATCH SHALL BE INSTALLED ON THE DUCT ON THE SECURE SIDE OF THE PARTITION. REFER TO MAN BAR DETAILS.
7. ALL RETURN AIR PENETRATIONS SHALL BE PROVIDED WITH SOUND ATTENUATING "Z"-DUCT. REFER TO "Z" DUCT DETAIL.
8. ALL PENETRATIONS THROUGH THE PARTITION SHALL BE SEALED ALL AROUND ON BOTH SIDES OF WALL WITH SEALANT TO ELIMINATE GAPS BETWEEN THE PENETRATION AND WALL. ALL CABLE/WIRE PENETRATIONS SHALL PENETRATE THE WALL WITH SLEEVE.
9. ONE LAYER OF "ULTRA NT- RADIANT RFOIL" APPLIED BETWEEN THE TWO LAYERS OF GWB, OVERLAP FOIL JOINT 6" AND TAPE WITH "RFOIL" TAPE.
10. ALL UTILITY (POWER & SIGNAL) DISTRIBUTION ON THE SECURE SIDE OF PARTITION SHALL BE SURFACE MOUNTED, CONTAINED IN A RACEWAY, OR AN ADDITIONAL WALL SHALL BE CONSTRUCTED USING FURRING STRIPS AS A STAND-OFF FROM THE BASE WALL ASSEMBLY.

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13.14 WALL TYPE A6C: ACOUSTICAL STC-45 RATED EXTERIOR (SHELL) WALL

(b) (4)

[redacted]

1. GWB FINISH LEVEL 4 FROM FLOOR SLAB TO CEILING, GWB FINISH LEVEL 3, FROM CEILING TO SLAB ABOVE. (1) PRIMER COAT + (2) FINISH COATS FROM FLOOR SLAB TO SLAB ABOVE. JOINTS BETWEEN TWO LAYERS OF GWB SHALL BE STAGGERED.
2. SCRIBE & SEAL GWB TO FIT CONTOUR OF STRUCTURAL METAL DECK AND ALL PENETRATIONS.
3. NOT USED
4. PARTITIONS SHALL BE SEALED CONTINUOUSLY AT PERIMETER WITH AN ACOUSTICAL SEALANT WHEREVER IT ABUTS ANOTHER ELEMENT (I.E. WALL, COLUMN, FLOOR, CEILING DECK, OR MULLION).
5. PROVIDE SEALANT AT ALL VOIDS IN EXCESS OF 1/2" AT UNDERSIDE OF TRACK INSTALLED ON CONCRETE SLAB.
6. NOT USED
7. NOT USED
8. ALL PENETRATIONS THROUGH THE PARTITION SHALL BE SEALED ALL AROUND ON BOTH SIDES OF WALL WITH SEALANT TO ELIMINATE GAPS BETWEEN THE PENETRATION AND WALL. ALL CABLE/WIRE PENETRATIONS SHALL PENETRATE THE WALL WITH SLEEVE.
9. ONE LAYER OF "ULTRA NT- RADIANT RFOIL" APPLIED BETWEEN TWO LAYERS OF GWB, OVERLAP FOIL JOINT 6" AND TAPE WITH "RFOIL" TAPE. THE "ULTRA NT-RADIANT RFOIL" MAY BE USED AS THE VAPOR BARRIER OR PERFORATED "RFOIL" MAY BE USED IN ADDITION TO ANY REQUIRED VAPOR BARRIER. OVERLAP "RFOIL" 6" ONTO FLOOR AND CEILING SLAB/DECK.
10. ALL UTILITY (POWER & SIGNAL) DISTRIBUTION ON THE SECURE SIDE OF PARTITION SHALL BE SURFACE MOUNTED, CONTAINED IN A RACEWAY; OR AN ADDITIONAL WALL SHALL BE CONSTRUCTED USING FURRING STRIPS AS A STAND-OFF FROM THE BASE WALL ASSEMBLY.
11. FOR EXISTING WALL: THE EXISTING PARTITION MUST BE OF SUBSTANTIVE CONSTRUCTION (I.E. 4" THICK POURED CONCRETE, 12" THICK CINDER BLOCK, ETC.) TO BE CONSIDERED PERIMETER WALL. IF THE WALL DOES NOT MEET THESE REQUIREMENTS, AN A6/A6A PERIMETER WALL SHALL BE CONSTRUCTED.
12. FOR EXISTING WALL: SITE VERIFICATION OF EXISTING EXTERIOR BUILDING WALL IS REQUIRED TO ENSURE MINIMUM STC 45 ACOUSTICAL RATING IS MET. IF RATING IS NOT MET, A SWE PERIMETER WALL SHALL BE CONSTRUCTED (TYPE A6/A6A).

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13.15 WALL TYPE A7: PERIMETER WALL

(b) (4)

[redacted]

1. GWB FINISH LEVEL 4 FROM FLOOR SLAB TO CEILING, GWB FINISH LEVEL 3 FROM CEILING TO SLAB ABOVE, BOTH SIDES. (1) PRIMER COAT + (2) FINISH COATS FROM FLOOR SLAB TO SLAB ABOVE, SECURE SIDE. (1) PRIMER COAT + (2) FINISH COATS FROM FLOOR SLAB TO CEILING, UNSECURE SIDE. JOINTS BETWEEN GWB AND PLYWOOD SHALL BE STAGGERED.
2. SCRIBE & SEAL GWB AND PLYWOOD TO FIT CONTOUR OF STRUCTURAL METAL DECK AND ALL PENETRATIONS.
3. ON THE SECURE SIDE OF THE WALL, INSTALL ONE LAYER OF 5/8" PLYWOOD ON 8' VERTICAL AND 4' HORIZONTAL. SECURE PLYWOOD TO THE METAL FRAMING WITH AN APPROVED CONSTRUCTION ADHESIVE AND STEEL #10 SELF-TAPPING SCREWS AT 12" O.C. MAX. VERTICALLY (@ EACH STUD) AND 12" O.C. HORIZONTALLY (AT TOP & BOTTOM TRACK). USE FIRE RATED PLYWOOD WHERE REQUIRED BY CODE.
4. PARTITIONS SHALL BE SEALED CONTINUOUSLY AT PERIMETER WITH AN ACOUSTICAL SEALANT WHEREVER IT ABUTS ANOTHER ELEMENT (I.E. WALL, COLUMN, FLOOR, CEILING DECK, OR MULLION).
5. PROVIDE SEALANT AT ALL VOIDS IN EXCESS OF 1/2" AT UNDERSIDE OF TRACK INSTALLED ON CONCRETE SLAB.
6. DUCT PENETRATIONS OVER 96 SQUARE INCHES THROUGH THE PARTITION SHALL BE PROTECTED WITH MAN BARS. DUCTS WITH ANY DIMENSIONS LESS THAN 6" DO NOT REQUIRE MAN BARS. IF MAN BARS ARE PROVIDED, A 12"x12" INSPECTION PORT AND ACCESS HATCH SHALL BE INSTALLED ON THE DUCT ON THE SECURE SIDE OF THE PARTITION. REFER TO MAN BAR DETAILS.
7. ALL RETURN AIR PENETRATIONS SHALL BE PROVIDED WITH SOUND ATTENUATING "Z"-DUCT. REFER TO "Z"-DUCT DETAIL.
8. ALL PENETRATIONS THROUGH THE PARTITION SHALL BE SEALED ALL AROUND ON BOTH SIDES OF WALL WITH SEALANT TO ELIMINATE GAPS BETWEEN THE PENETRATION AND WALL. ALL CABLE/WIRE PENETRATIONS SHALL PENETRATE THE WALL WITH SLEEVE.
9. NOT USED
10. FOR MULTI-TENANT RA'S, ALL UTILITY (POWER & SIGNAL) DISTRIBUTION ON THE SECURE SIDE OF PARTITION SHALL BE SURFACE MOUNTED, CONTAINED IN A RACEWAY, OR AN ADDITIONAL WALL SHALL BE CONSTRUCTED USING FURRING STRIPS AS A STAND-OFF FROM THE BASE WALL ASSEMBLY.

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13.16 WALL TYPE A8: VAULT WALL

(b) (4)

[redacted]

1. GWB FINISH LEVEL 4 FROM FLOOR SLAB TO CEILING, GWB FINISH LEVEL 3 FROM CEILING TO SLAB ABOVE, BOTH SIDES. (1) PRIMER COAT + (2) FINISH COATS FROM FLOOR SLAB TO CEILING, BOTH SIDES.
2. USE DRY-PACK MORTAR AT TOP OF CONCRETE MASONRY BLOCK WALL TO FILL CONTOUR OF STRUCTURAL METAL DECK.
3. NOT USED
4. PARTITIONS SHALL BE SEALED CONTINUOUSLY AT PERIMETER WITH AN ACOUSTICAL SEALANT WHEREVER IT ABUTS ANOTHER ELEMENT (I.E. WALL, COLUMN, FLOOR, CEILING DECK, OR MULLION).
5. NOT USED
6. DUCT PENETRATIONS OVER 96 SQUARE INCHES THROUGH THE PARTITION SHALL BE PROTECTED WITH MAN BARS. DUCTS WITH ANY DIMENSIONS LESS THAN 6" DO NOT REQUIRE MAN BARS. IF MAN BARS ARE PROVIDED, A 12"x12" INSPECTION PORT AND ACCESS HATCH SHALL BE INSTALLED ON THE DUCT ON THE SECURE SIDE OF THE PARTITION. REFER TO MAN BAR DETAILS.
7. NOT USED
8. ALL PENETRATIONS THROUGH THE PARTITION SHALL BE SEALED ALL AROUND ON BOTH SIDES OF WALL WITH SEALANT TO ELIMINATE GAPS BETWEEN THE PENETRATION AND WALL. ALL CABLE/WIRE PENETRATIONS SHALL PENETRATE THE WALL WITH SLEEVE.
9. VAULT WALL MAY ALSO BE CONSTRUCTED SLAB TO SLAB WITH 4" INCH THICK IN-SITU CONCRETE WALL OR 1/4" THICK WELDED STEEL PLATES. IF STEEL PLATE IS USED, ADJACENT PLATE SHALL BE JOINED BY CONTINUOUS WELDING ALONG ALL SEAMS.

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13.17 WALL TYPE A9/A9A: CONCRETE MASONRY UNIT – WITH ONE SIDE OCCUPIED

(b) (4)

[redacted]

1. GWB FINISH LEVEL 4, (1) PRIMER COAT, (2) FINISH COATS ON CMU FROM FLOOR SLAB TO SLAB ABOVE, BOTH SIDES.
2. NOT USED
3. NOT USED
4. PARTITIONS SHALL BE SEALED CONTINUOUSLY AT PERIMETER WITH AN ACOUSTICAL SEALANT WHEREVER IT ABUTS ANOTHER ELEMENT (I.E. WALL, COLUMN, FLOOR, CEILING DECK, OR MULLION).
5. NOT USED
6. DUCT PENETRATIONS OVER 96 SQUARE INCHES THROUGH THE PARTITION SHALL BE PROTECTED WITH MAN BARS. DUCTS WITH ANY DIMENSIONS LESS THAN 6" DO NOT REQUIRE MAN BARS. IF MAN BARS ARE PROVIDED, A 12"X12" INSPECTION PORT AND ACCESS HATCH SHALL BE INSTALLED ON THE DUCT ON THE SECURE SIDE OF THE PARTITION. REFER TO MAN BAR DETAILS.
7. NOT USED
8. ALL PENETRATIONS THROUGH THE PARTITION SHALL BE SEALED ALL AROUND ON BOTH SIDES OF WALL WITH SEALANT TO ELIMINATE GAPS BETWEEN THE PENETRATION AND WALL. ALL CABLE/WIRE PENETRATIONS SHALL PENETRATE THE WALL WITH SLEEVE.
9. TOP PORTION OF WALL 8'-0" AFF OR ABOVE THE FINISHED CEILING LEVEL CAN BE CONSTRUCTED OF 3 5/8" METAL STUDS WITH ONE LAYER OF 5/8" GYPSUM WALLBOARD ON EACH SIDE OF STUD WITH LATERAL BRACING AS NEEDED. GWB FINISH LEVEL 4, (1) PRIMER COAT + (2) FINISH COATS, BOTH SIDES.
10. PARTITIONS WITH SERVICE FUNCTIONS ON BOTH SIDES DO NOT REQUIRE STUD AND GWB FINISH NOR FINISHED CEILINGS.
11. A9 PARTITIONS APPLY TO THE OFFICE BUILDING. A9A PARTITIONS APPLY TO THE ANNEX, WHERE SLAB TO SLAB HEIGHT WILL DIFFER FROM THE SLAB TO SLAB HEIGHT IN THE OFFICE BUILDING.

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13.18 DETAIL: Z-DUCT MINIMUM REQUIREMENTS

(b) (4)

[redacted]

1. DESIGN AND INSTALLATION OF THE Z-DUCT SHALL NOT COMPROMISE THE STC RATING OF THE WALL.
2. THE Z-DUCT SHALL HAVE TWO 90° BENDS AND ENSURE THERE IS NOT A DIRECT SOUND PATH THROUGH THE DUCT.
3. ENTIRE LENGTH OF DUCT SHALL BE LINED WITH 1" SOUND ATTENUATION MATERIAL.
4. Z-DUCT SHALL BE LOCATED AS FAR AS PRACTICAL AWAY FROM RETURN AIR GRILLES IN CEILING.
5. Z-DUCT REQUIRED AT PARTITION TYPES A2, A5, A5A,A6, A6A, A7, 8, 9, AND ALL VARIANTS.
6. ACCESS HATCH IS NOT REQUIRED IF NON-SECURE SIDE OF THE WALL IS INSPECTABLE BY THE TENANT.

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13.19 DETAIL: MANBAR ELEVATION

(b) (4)

[redacted]

1. MAN BARS IN STEEL BAR OR ANGLE FRAME SCREWED TO THE WALL FRAMING AT DUCT OPENING.
2. MAN BARS REQUIRED FOR DUCT OPENINGS GREATER THAN 96 SQ INCHES, UNLESS ONE DIMENSION IS LESS THAN 6 INCHES, THAT PENETRATE PARTITION TYPES A2, A3, A5 (WHERE FORMS A MANTRAP), A6, A6A, A6B, A7 (WHERE FORMS A MANTRAP), 8, 9, ROOF PENETRATIONS, AND EXTERIOR WALL PENETRATIONS.
3. IF CODE REQUIRES THE INSTALLATION OF A FIRE DAMPER, INTEGRITY OF MAN BARS SHALL BE MAINTAINED.
4. MAN BARS REQUIRED FOR DUCT OPENINGS GREATER THAN 96 SQ INCHES THAT PENETRATE PARTITION TYPES A4 AND A5, IN FIELD OFFICES ONLY, IF ROOM HAS KEY PAD OR HIGH SECURITY LOCK (X-10 OR S&G).

INITIALS: MK & JMB
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13.20 DETAIL: MANBAR SECTION

(b) (4)

[redacted]

NOTE:
DUCTS OVER 96 SQUARE INCHES THAT PENETRATE THE PERIMETER WALL MUST HAVE 1/2" MAN BARS INSTALLED AT THE POINT OF ENTRY. MAN BARS SHALL BE SPACED AND WELDED AT 6" O.C. EACH WAY (SEE MAN BAR DETAIL). DUCTS WITH ANY DIMENSIONS LESS THAN 6" DO NOT REQUIRE MAN BARS. A 12"x12" INSPECTION PORT AND ACCESS HATCH MUST BE INSTALLED ON THE SECURE SIDE OF THE PARTITION. ENSURE ACCESS HATCH OPENS A MINIMUM OF 90 DEGREES AND IS NOT OBSTRUCTED. COORDINATE LOCATION WITH CEILING GRID, LIGHTS, PIPES, CONDUITS, AND OTHER DUCTS, ETC.

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13.21 DETAIL: HANDCUFF BAR

(b) (4)

[redacted]

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13.22 THRU WALL SLEEVES AT CABLE TRAY

(b) (4)

[redacted]

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1. CABLE TRAY SHALL BE CUT 12 INCHES ON EITHER SIDE OF THE PARTITION. CONDUIT SLEEVE QUANTITY AND DIAMETER AS NEEDED.
2. GC SHALL SEAL SLEEVES WITH RE-ENTRABLE FIRE PROOFING/SEALANT AFTER GOVERNMENT INSTALLATION OF CABLING. FIRE RATED MATERIAL SHALL MEET ASTM E84 AND NFPA 101 SECTION 8.3.5.1.
3. SEAL AROUND SLEEVES WITH ACOUSTICAL CAULK - BOTH SIDES.

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13.23 ELECTRICAL: HF ROOF ANTENNA DETAILS

The FAA 5522A is a high efficiency broadband vertical radiator intended for use with frequency agile transmission systems over the 2 - 30 MHz HF band.

(b) (4)

[redacted]

Highlights

- Minimal Maintenance requirements
- High Reliability
- Broadband
- No tuning devices; no radials required
- Typical SWR 1:1.5 on entire bandwidth
- 50 ohm coax feed line
- RF power 1.0 kilowatt P.E.P.
- Rugged fiberglass element and steel m for harsh environment

Mechanical Features

Length	10 m
Weight	20 Kg
Sections	2
Bottom diameter	52 m
Antenna structure	epox
Finishing	Polyu
Colour	grey
Irradiation element material	high
Ferrule material	inox
Working temperature	-35 °
Max wind resistance	180 K

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13.24 SPECIAL: SAMPLE DID LEGEND

SYMBOLS LEGEND

- QUADRUPLEX RECEPTACLE
- E — QUADRUPLEX RECEPTACLE ON ESSENTIAL POWER
- D — DEDICATED RECEPTACLE
- DUPLEX RECEPTACLE.
- D — DEDICATED DUPLEX RECEPTACLE
- GFI — GROUND FAULT INTERRUPT RECEPTACLE (MOUNTED AT 42" AFF)
- 20A — DEDICATED 20A RECEPTACLE
- 30A — DEDICATED 30A RECEPTACLE
- 20A — CLUSTER - TELEPHONE, DATA, DEDICATED 20 AMP RECEPTACLE (AT 18" AFF)
- CLUSTER - TELEPHONE, DATA, SHIELDED QUAD-RECEPTACLE (AT 18" AFF)
- TOP FEED (POWER, TELEPHONE, DATA) FOR SYSTEMS FURNITURE
- WALL FEED (POWER, TELEPHONE, DATA) FOR SYSTEMS FURNITURE
- FLOOR MOUNTED HINGED BOX
- W — TELEPHONE OUTLET (MOUNTING AT 48" AFF)
- TELEPHONE OUTLET (MOUNTING AT 18" AFF)
- DATA
- DATA / TELEPHONE
- T — TECHNICAL DATA OUTLET
- "IN-USE" LIGHT
- TV — CABLE TV OUTLET AND POWER OUTLET
- 1 — KEYED NOTE MARKER
- CCTV CAMERA MOUNTING LOCATION. PROVIDE JUNCTION BOX (JB). PROVIDE (2) 3/4" EMT CONDUIT WITH PULLSTRING FROM JB UP WITHIN WALL CAVITY THEN STUBBED 24" INTO TENANT SPACE ABOVE THE CEILING.
- EWO — EYE WASH
- PMB — PLYWOOD MOUNTING BOARD SECURED TO WALL (WALL TO WALL)
- 24 — 24/7 HVAC
- DB — DOOR BELL
- RR — REMOTE RELEASE
- KP — ACCESS CONTROL KEYPAD
- KE — ACCESS CONTROL KEYPAD-REMOTE RELEASE
- I — INTERCOM
- P — PANIC BUTTON
- A — ALARM CONTROL KEYPAD
- UPS — UPS

PARTITION TYPES

- 1 — WALL TYPE A1 (CEILING HIGH), TYP U.N.O.
- 1S — WALL TYPE A1S (CEILING HIGH W/ SOUND BATTING)
- 2 — WALL TYPE A2 (BULLET RESISTANT)
- 3 — WALL TYPE A3 (SECURE STORAGE)
- 4 — WALL TYPE A4 (SLAB TO SLAB)
- 5 — WALL TYPE A5 (ACOUSTICAL)
- 5S — WALL TYPE A5S (SIMILAR TO A5 W/ STC 55 SOUND RATING)
- 6 — WALL TYPE A6 (ACOUSTICAL STC 45 W/ TVM FOIL)
- 6S — WALL TYPE A6S (SIMILAR TO A6 W/ STC 55 SOUND RATING)
- 8 — WALL TYPE A8 (VAULT WALL- REINFORCED MASONRY OR STEEL PLATE)
- 9 — WALL TYPE A9 (PAINTED CMU WALL; OCCUPIED SIDE FINISHED W/ PAINTED DRYWALL)
- 9A — WALL TYPE A9A (IN ANNEX W/ MINIMUM VERTICAL CLEARANCE OF 16')

DOOR HARDWARE TYPES

1. ANSI F01 (PASSAGE FUNCTION)
2. ANSI F02 (PRIVACY FUNCTION) W/ CLOSER
3. ANSI F05 (CLASSROOM FUNCTION)
4. ANSI F07 (STOREROOM FUNCTION) W/ CLOSER
5. ANSI F07 (STOREROOM FUNCTION) WITH ELECTRIC LATCH RETRACTION, NON-REMOVEABLE PIN HINGE, CLOSER
6. 3 POINT LATCHING EXIT DEVICE WITH ELECTRIC LATCH RETRACTION (NO EXTERIOR KEYWAY), NON-REMOVEABLE PIN HINGE, CLOSER
7. 3 POINT LATCHING EXIT DEVICE WITH ELECTRIC LATCH RETRACTION (WITH EXTERIOR KEYWAY), NON-REMOVEABLE PIN HINGE, CLOSER
8. 3 POINT LATCHING EXIT DEVICE (EXIT ONLY WITH NO HARDWARE ON EXTERIOR), NON-REMOVEABLE PIN HINGE, CLOSER
9. SEE VSF REQUIREMENTS
10. VAULT DOOR - PER MANUFACTURERS REQUIREMENTS
11. ANNEX OVERHEAD - OPERATED BY SWITCH INSIDE BAY AREA

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13.25 SPECIAL: "ROOM 85 MILLWORK" DETAILS

(b) (4)

[redacted]

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13.26 ROOM 7-91A MONITOR WALL LAYOUT

(b) (4)

[redacted]

(b) (4)

[redacted]

(b) (4)

[redacted]

NOT TO SCALE

04/07/2016

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13.27 SCIF CABINET

(b) (4)

[redacted]

(b) (4)

[redacted]

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13.28 RECEPTION COUNTER

(b) (4)

[redacted]

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13.29 GROUND BAR ASSEMBLY

(b) (4)

[redacted]

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1. HIGH CONDUCTIVITY COPPER BAR, X"L x 4"W x 1/4"D. CONTRACTOR TO COORDINATE LENGTHS WITH TENANT PROJECT MANAGER.
2. RED COLORED STANDOFF INSULATOR GLASTIC #1872-1A.
3. STAINLESS STEEL TYPE 304 HARDWARE, 3/8"Ø-16-7/8" L HEX BOLT WITH MATCHING 3/8" BOLT SIZE SPLIT LOCKWASHER AND FLAT WASHER.
4. 1"W x 1/8"T STAINLESS STEEL TYPE 304 BRACKET.
5. (4) STAINLESS STEEL TYPE 304 HARDWARE 3/8"Ø EXPANSION BOLT.
6. COORDINATE LOCATION WITH TENANT PROJECT MANAGER.
7. ELECTRICAL CONTRACTOR TO CONNECT TO GROUNDED SOURCE.
8. ADD SECONDARY GROUND BUS BAR WITHIN EXISTING COMMUNICATIONS ROOM. COORDINATE FINAL LOCATION WITH LOCAL GOVERNMENT TECHNICAL MANAGER.

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13.30 CABLE TRAY LAYOUT

(b) (4)

[redacted]

NOT TO SCALE 03/31/2016

1. CABLE TRAY SYSTEM SHALL BE INSTALLED SO THAT THERE IS AT LEAST 6 INCHES CLEAR SPACE ABOVE THE CABLE TRAY AND 4 INCHES CLEAR SPACE BELOW THE CABLE TRAY TO THE NEAREST CEILING ELEMENT (STRUCTURE, DUCTWORK, VAV BOX, LIGHTING, SPRINKLER, ETC.).
2. HORIZONTAL PLACEMENT OF THE CABLE TRAY SHALL MAXIMIZE ACCESS TO IT. WHERE POSSIBLE, MAINTAIN A 24" HORIZONTAL CLEARANCE ON ONE SIDE OF THE TRAY TO ALLOW FOR CABLE INSTALLATION AND ACCESS.
3. WHERE POSSIBLE, ALIGN EDGE OF CEILING TILE WITH EDGE OF CABLE TRAY TO ALLOW FOR EASY ACCESS.

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13.31 ACCESS CONTROL FACILITY (CONSTRUCTION TRAILER) TYPICAL LAYOUT

(b) (4)

[redacted]

ACCESS CONTROL FACILITY
TYPICAL LAYOUT

KEYED NOTES

1. Access Control Key Pad
2. Entrance Door
3. Alarm Panel
4. Panic Button
5. Angled Drawing Review Table
6. Surveillance Monitors
7. Kitchenette
8. Open Storage Shelves
9. Cabinet
10. Printer | Copier
11. Transaction Window
12. CCTV Camera
13. Office Door
14. Restroom Door
15. Equipment Room Door
16. Not Used
17. Painted 3/4" Plywood Panel
18. Worker Access Card Reader

—◇4 Partition Type

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13.32 EXECUTIVE SUITE CONCEPTUAL LAYOUT – CORNER

(b) (4)

[redacted]

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13.33 EXECUTIVE SUITE CONCEPTUAL LAYOUT – MIDDLE

(b) (4)

[redacted]

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13.34 EVIDENCE PROCESSING ROOM – PLAN

(b) (4)

[redacted]

KEYED NOTES

1. PROVIDE THROUGH THE WALL DROP BOX, SIMILAR TO dVAULT DVWM0062SA.
2. PUSH-UP STAINLESS STEEL ROLLING COUNTER SHUTTER BY CORNELL COOKSON, INC MODEL ESC10 OR APPROVED EQUAL.. DOOR SHALL HAVE 16GA SLATS
3. EVIDENCE LOCKER BY FASCO SECURITY PRODUCTS, MODEL ELN-772-0107, UNIT SHALL BE LOCKABLE FROM THE INSIDE WITH NO HARDWARE ON THE OUTSIDE.

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13.35 EVIDENCE PROCESSING ROOM – ELEVATIONS

(b) (4)

[redacted]

(b) (4)

[redacted]

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14.0 APPENDIX 1: ROOM DATA MATRIX (Provided Separately)

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15.0 APPENDIX 2: ROOM DATA MATRIX LEGEND

Architectural

15.1 WINDOWS

1. Adjacent to window
2. Adjacent to window - preferred
3. No window
4. No window – preferred
5. Interior with borrowed light to exterior windows
6. Adjacent to window if located in the Annex. Otherwise, interior with borrowed light to exterior windows.

Blank. No preference

15.2 SCIF

Rooms identified within the matrix as SCIF shall be provided as follows:

1. Walls: All walls enclosing a SCIF room or suite shall be type A6 or A6C, as applicable. All A6 or A6C partitions shall be finished and painted slab to slab, on both sides of the wall. See diagram for additional information.
2. Where multiple rooms identified as "SCIF" on the RDM are collocated within a larger SCIF area/suite of rooms, e.g., a Squad area, the walls separating each room from other rooms within the SCIF shall be as indicated in the RDM. The walls enclosing the Suite of rooms, and forming the SCIF perimeter, shall be A6 or A6C. Refer to RDML, Special Architectural Note 61 for additional explanation.
3. For Room 2-54A2 and 2-101B, all walls enclosing this room, as long as the walls do not form a part of the SCIF perimeter, shall be type A5S, to achieve a field rating of STC-50. Manbars, access doors in ductwork, and wall foil are not required between this room and the rooms within the SCIF; however a Z-Duct shall be required for sound attenuation.
4. RF shielding: The entire façade of the building shall be provided with anti-eavesdropping countermeasures. All exterior windows shall be provided with anti-eavesdropping countermeasure, as specified in the POR. The remainder of the façade (exclusive of the windows) shall be provided with RF foil.
5. Ceilings: Ceilings shall be either foil-lined GWB or foil-backed acoustical ceiling unless the deck above is metal.
6. Ductwork: Duct penetrations in walls or slabs enclosing the SCIF perimeter that are greater than 96 square inches unless smaller than 6" in one direction shall be protected with manbars as detailed within this POR. An access port shall be installed in the ducts on the secure side of the room at all manbar installation locations to allow security inspection of the manbars. Ensure the door of the access port is free of obstructions and will open a minimum of 90 degrees to allow visual inspection of the manbars.
7. Cable Trays: Cable trays that serve the SCIF shall be broken 12" from wall on either side of the wall - and PVC sleeves (or CPVC sleeves in projects with return air plenums) shall be installed extending 6" on either side of the wall. Lessor shall fire-stop the sleeves after completion of cabling installation. See Diagram.
8. Electrical and Telecom Service: All electrical, telephone, and data feeds serving this room shall enter through a single location and branch off inside the room. All electrical, telephone, data, and all other utility conduits, boxes, devices, and receptacles on the walls forming the SCIF perimeter, serving the SCIF, shall be surface mounted on the secured side of the SCIF side only. A6 and A6C walls shall not be penetrated under any circumstances on the secure side of the wall. Wiring shall run as inconspicuously as possible, in Wiremold or equivalent,

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and shall be the same color as the wall, with minimal bends in the route. Care shall be taken that the surface mounts are aesthetically pleasing. Wiring does not need to be surface mounted on the unsecure side of the wall.

9. For Room 1-3 an alternate to the solution to the surface mounted boxes and conduits shall be the construction of a "false" wall using furring strips as stand-off from the existing wall assembly. Install 3/8 inch thick GWB on the furring strips and extend to the ceiling. Wall finish shall be as described elsewhere.
10. Conduit and Utilities: Only utilities (conduit, ducts, pipes, etc.) specifically serving the SCIF are allowed to penetrate the SCIF perimeter, i.e., no utilities shall be routed through any SCIFs en-route elsewhere. Additionally, VAVs serving the SCIF shall be located outside of the SCIF.
11. Electrical Power: Provide (3) NEMA 5-15R receptacles on single gang boxes (spaced at 6" O.C.) connected to one 120V 20amp circuit on the essential power in a closet near the main entrance door of all SCIF areas. Refer to SCIF Closet diagram for details.
12. Cell Phone/Laptop Cubbies: Refer to Section 5 for details on the construction of the cubbies. These cubbies shall not be recessed into the A6 wall, but shall be surface mounted or mounted on an adjacent wall that does not compromise the SCIF perimeter.
13. Doors and Frames shall meet the following requirements:
    a. RDM Area 2, Large Squad SCIF Suite:
        i. Each entrance and emergency egress door shall be configured in a vestibule configuration. For vestibule requirements, refer to Rooms 2-57X and 2-57Y RDM requirements.
        ii. The outer mantrap door at the primary entrance shall have an X-10 lock and Keypad. The outer mantrap door at a secondary entrance, if approved by the Tenant's Security Division, shall have a keypad. Inner mantrap entrance doors shall have closers and passage hardware.
        iii. Each code required egress door shall be exit-only and shall be provided with a 3-point latching exit device, with no hardware on the unsecure side of the outer mantrap door, and a localized alarm using a Von Duprin Alarm Kit (ALK). Inner mantrap egress doors shall have passage hardware and closer.
        iv. Double doors should be avoided at the SCIF perimeter, but where required, they shall be provided with sound rated removable astragals and manual flush bolts at the top and bottom of the inactive leaf.
    b. RDM Room 1-3, 7-92, and 26-29F: Provide a single door constructed as described in part d of this note. Ensure white noise generator device is located on the unsecured side of the door nearby.
    c. RDM Room 1-3: Provide an alternate finish for metal door, such as faux painting, in order for the door to match adjacent wood doors in the executive area. Solution to be provided to the Tenant Agency for approval.
    d. Door/Frame Construction:
        i. The Door leaves shall be 16 gauge, 1 ¾ inch thick, insulated metal. The doors shall be such that as installed, in a vestibule configuration, the door leaf, door frame, gasketing, door bottom and threshold, together will achieve a minimum field STC rating of 45.
        ii. Door hinge points shall be reinforced to 7 gauge.
        iii. Door closures shall be reinforced to 12 gauge.
        iv. Lock area shall be prepped at the factory and shall be reinforced to 10 gauge.
        v. Door frames shall be fully welded 16 gauge metal and fully insulated with mineral wool. Doors shall be fitted with closers, acoustical gaskets, and automatic door bottoms with aluminum saddle. The gaskets at the head and jamb of the door frame shall be premium quality, adjustable neoprene acoustical gaskets (equivalent to Zero International Model _870). These gaskets shall be used in conjunction with an

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automatic door bottom and associated sound-rated aluminum saddle to ensure acoustical integrity. Acoustical "meeting stile astragals," equivalent to Zero International Model #40, shall be provided for all double doors in these locations.

14. Television Cable: Cable TV feed shall enter through a single location, near the entrance of other utilities at the perimeter of the larger SCIF area and branch inside the space. Provide signal isolator at entry point. Acceptable isolation device shall be BIDA 5400 series broadband amplifier.
15. Fire Alarms: Fire alarm notification appliances proposed for use in this room shall be submitted to the Tenant Agency for testing and approval. Ten weeks shall be allowed for the accomplishment of this testing. The devices and cabling shall meet the following requirements:
    a. All fire alarm cabling shall enter the SCIF at a single location and shall meet one of the following:
        i. Option 1: Provide one of the following approved speaker models throughout:
            1. Wheelock SA series horn/strobes
            2. GE/Integrity/Genesis Model 757-7A-T Temporal horn/strobe
            3. GE/Genesis Model EG1RF-HD Temporal horn/strobe
            4. Siemens ZH-MC-R Fire Alarm Strobe and Annunciator
            5. GENTEX GEC3-24WW horn/strobe
        ii. Option 2: The Lessor may submit proposed device (other than above) for Tenant testing and approval.
        iii. Option 3: Provide a dedicated fire alarm sub panel and audio amplifier for exclusive use in the SCIF space. Fire alarm sub panel and amplifier shall communicate with the building fire alarm system via a fiber optic network only.
16. Provide, for SCIFs of 1000 sf or greater, rotating beacons with switch near the entrance, to indicate the presence of un-cleared individuals for all occupants, Safety Lights and Signals, MicroBurst Revolving LED Warning Light, LEDRV350-ACX or approved equivalent. Beacons to be blue and are to be provided at least one per every 400 square feet, or as necessary for all occupants to see. Provide door bell at the entrance door and chime(s) within the SCIF at least one per every 400 square feet, or in quantity as needed for all occupants to hear.

15.3 WALL TYPE

1. Wall type A1 (ceiling high)
1S. Wall type A1S (similar to Wall type A1 but with sound battening)
2. Wall type A2 (bullet resistant)
3. Wall type A3 (secure storage)
4. Wall type A4 (slab to slab)
4A. Wall type A4A (slab to slab in Annex)
5. Wall type A5 (acoustical)
5A. Wall type A5A (acoustical in Annex)
5S. Wall type A5S (acoustical – STC 50)
6. Wall type A6 (acoustical – STC 45 with Rfoil)
6C. Wall type A6C – (STC 45 Rated Exterior (Shell))
7. Wall type A7 (perimeter wall)
8. Wall type A8 (vault wall - reinforced masonry or steel plate)
9. Wall type A9 (painted CMU slab to slab wall; occupied side shall be finished in painted drywall) (located in Office Building)
9A. Wall type A9A (painted CMU slab to slab wall; occupied side shall be finished in painted drywall) (located in the Annex, with 16' minimum clearance to lowest obstruction)

15.4 SOUND ISOLATION

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Rooms identified with an "X" in the SOUND ISOLATION column on the matrix shall be provided as follows:

1. All walls, slabs and openings enclosing this room shall be constructed to reduce sound transmission and provide an STC 45 minimum field sound rating. Room 2-54A2 requires an STC 50 field rating.
2. Relief air openings (open plenum air return) above the ceiling shall be provided with sound lined Z-ducts as detailed within this POR.
3. Duct, pipe, and conduit penetrations through walls or slabs enclosing this room shall be sealed with acoustical caulking.
4. Doors shall have acoustical gasketing on the frame head and jamb, and have automatic door bottom with matching aluminum saddle, as specified in Architectural Section 5.1.H.1. Matching aluminum saddle, however, is only required on perimeter and SCIF doors.
5. Door frames and saddles shall be filled with 6 to 12 pound density mineral wool, or filled with low expansion foam.
6. Door and frame installations shall be field tested after installation and all adjacent construction is complete according to ASTM E336 to ensure that the installed STC rating of the door and frame meets Tenant requirements.
7. Recommend Lessor construct a sample installation or mock-up of intended construction early in project schedule in order for Tenant Agency to confirm it will meet requirements.

15.5 DOOR TYPE

Interior doors shall be structural composite lumber (SCL) composition unless indicated otherwise on the Room Data Matrix. Size/Style and Suffix keyed notes are used on the RDM to indicate doors of other material, size, and characteristics. For example, "1" would be a 36 inch wide SCL door, "2U" would indicate a 42 inch wide Utility (Hollow Metal) door, and "1S" indicates a 36 inch wide 16 GA Insulated Steel door with STC 45 field rating, etc.

Size/Style

1. 36" wide
2. 42" wide
3. 48" wide
4. 72" wide double door
5. Roll-up door
6. Vault door
7. Refer to VSF diagram for door types
8. Two type 1S doors in vestibule configuration

Suffix(s)

B - Bullet Resistant Door
C – Cased Opening
D – Dutch Door
E - Exterior insulated Steel Door
G - All Glass
I - Insulated (paper and cardboard insulation material is prohibited)
S - 16 GA Insulated Steel Door, STC 45 field rating
U - Utility (Hollow Metal) Door*

*Note: Doors indicated with "U" are intended to be used in the Annex and Service (back of house) areas in order to save cost, however, should any of these doors be located where

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other adjacent doors or doors within view are wood, (for example in the "office" part of the building) then they shall be SCL wood doors instead of hollow metal.

15.6 DOOR CONDUIT CONDITION

Rooms noted within the Room Data Matrix with number keys for DOOR CONDUIT CONDITION shall be provided with conduit and boxes according to the following diagram and Door Conduit Condition Legend below

(b) (4)

[redacted]

CONDUIT AND JUNCTION BOX CONFIGURATIONS AND LOCATIONS ARE SHOWN IN ELEVATION AND PLAN FOR CONCEPTUAL REPRESENTATION ONLY REFER TO PROGRAM OF REQUIREMENTS OR WRITTEN SPECIFICATIONS FOR ACTUAL REQUIRED DOOR CONDUIT CONDITION

CONDUIT REQUIREMENTS AT ELECTRONICALLY ACCESS CONTROLLED DOORS

LEGEND

- AK ALARM KEYPAD
- AM AMBUSH MONITOR
- C SECURITY CAMERA
- DC DOOR CONTACT
- JB JUNCTION BOX (12" X 12")
- KP ACCESS CONTROL KEYPAD
- R REQUEST TO EXIT
- PS POWER SUPPLY
- D DOOR BELL / INTERCOM - PROVIDE FOR SWE > 1,000SF
- CH DOOR CHIME - PROVIDE FOR SWE > 1,000SF
- EPT ELECTRIC POWER TRANSFER

DOOR CONDUIT CONDITION LEGEND (FIELD OFFICE)

*1. PROVIDE CONDUIT FOR DC, AND JUNCTION BOX. (EXIT ONLY AND OVERHEAD DOORS.)

2. PROVIDE CONDUITS FOR EPT, KP, BACKBOX FOR KP, AND JUNCTION BOX. (ACCESS CONTROL ONLY)

3. PROVIDE CONDUITS FOR EPT, KP, DC, BACKBOX FOR KP, AND JUNCTION BOX (ROOM 27-51 AND ALL EXTERIOR ENTRANCE DOORS WITH EXCEPTION OF DOORS NOTED BELOW).

*4. PROVIDE CONDUITS FOR EPT, KP, DC, AK, BACKBOX FOR KP, AND JUNCTION BOX. (SCIF AND EVIDENCE)

5. PROVIDE CONDUITS FOR EPT, KP, DC, C, BACKBOX KP, AM, AND JUNCTION BOX (EXTERIOR) (DOORS FOM 27-128 AND 24-10 LEADING INTO BUILDING).

6. PROVIDE CONDUITS FOR DC AND AK. (ROOM 15-82)

* FOR A6 SERIES WALL TYPES, ALL BOXES AND CONDUITS SHALL BE SURFACE MOUNTED.

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15.7 HARDWARE FUNCTION

All door hardware shall be mortised type unless specified otherwise and shall have functions as follows:

1. ANSI F01 (passage function)
2. ANSI F02 (privacy function). Provide with door closer
3. ANSI F05 (classroom function)
4. ANSI F07 (storage function). Provide with door closer
5. ANSI F07 (storage function) with electric latch retraction, non-removable pin hinge, closer
6. 3-point latching exit device with electric latch retraction (no exterior keyway), non-removable pin hinge, closer
7. 3-point latching exit device with electric latch retraction with exterior keyway and, non-removable pin hinge, closer
8. 3-point latching exit device – EXIT ONLY – no hardware on exterior, non removable pin hinge, closer
9. Not used
10. Vault door – hardware per door manufacturer
11. Annex and Receiving Dock roll-up door – operated from inside switch only

15.8 SPECIAL LOCK

SG. Sargent & Greenleaf combination lock (Lessor provided and installed)
X10. KABA Mas CDX 10 combination lock (Lessor provided and installed)
DB. Dead latching bolt, integral with lockset
FB. Flush bolt, top and bottom
SB. Heavy duty surface bolt, top and bottom

Locksmith must be trained and certified on the S&G and KABA Mas lock installation.

15.9 ACCESS CONTROL

KP. Key pad
KE. Key pad and remote release
AK. Alarm control key pad
RR. Remote Release

15.10 SPECIAL FLOOR FINISH

The typical flooring for office spaces throughout the Office Building and Annex shall be standard carpet tile unless noted otherwise within the Room Data Matrix. Provide floor finishes as follows where keyed within the Room Data Matrix:

1. Upgraded Carpet (typical for executive and public areas)
2. Resilient Flooring (typical for pantry, lounge, and storage areas)
3. Upgraded ceramic tile and base
4. Not used
5. Not used
6. Ceramic tile (typical for bathrooms and locker rooms)
7. Sealed concrete
8. Rubber matt flooring (Gym)
9. Not used
10. Concrete with epoxy coating
11. Sealed seamless resilient flooring with integral coved base
12. Not used
13. High quality lobby finish (appropriate for Class A office lobby space)

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14. Not used
15. Raised Access Floor with Resilient Flooring
16. Raised Access Floor with Upgraded Carpet Tile

15.11 MILLWORK & PLUMBING

1. Base cabinet with plastic laminate counter and wall cabinets above (10 linear feet), ceramic tile backsplash (entire length of counter to underside of wall cabinets). Provide a single bowl kitchen type stainless steel sink with commercial grade and heavy duty garbage disposal. Provide 1 paper towel dispenser. (b) (4) [redacted] (b) (4) [redacted] Refer to Section 5, "Specialties" for specifications of the equipment.
2. Provide plastic laminate counter for lavatory. Provide ceramic lavatory (with automatic faucet), floor drain, and commode. Provide mirror above lavatory. Provide soap and toilet paper dispensers. Provide paper towel dispenser with integral waste receptacle.
3. Provide plastic laminate transaction counter with gate starting 7'-0" from inside of main entrance door into this room. Counter shall be 24" deep and shall allow access to spaces beyond the service counter only through the gate.
4. Provide millwork as detailed in drawing "ROOM 85 MILLWORK" in DIAGRAMS section of this POR. Provide base cabinets and wall mounted rifle rack along two complete walls within this room. Provide a 6' wide closet cabinet with double doors. Provide built-in work table in the center of the room with open and closed storage cabinets below.
5. Plastic laminate shelves (6 levels) on adjustable shelf standards
6. This room shall be provided as follows:
   a. Provide a stainless steel counter along the wall that abuts Room 13-74B. The counter shall be 10' long x 24" deep.
   b. Provide utility sink with goose neck faucet threaded for hose connection and wrist bade faucet levers. Location to be determined during design intent.
   c. Provide eyewash meeting ANSI Z-358.1 standard. The eyewash shall be connected to tepid water, equipped with lid, and be connected to a drain. Location to be determined during design intent.
7. Provide through-wall mail slot unit. Overall width of unit: 12'-0" wide x 4'-0" high with individual mail slot for each employee, and larger boxes below for oversized packages. Provide 30" deep countertops with built-in base cabinets for open and closed storage on the 2 long wall of the room. Provide built-in work table in the center of the room with open and closed storage cabinets.
8. Provide 20 linear feet of plastic laminate wall and base cabinetry with counter top with a 22" wide x 10" deep stainless steel sink. Provide sink with goose neck faucet threaded for hose connection and foot pedal type faucet levers. Also provide within this room:
   a. Eyewash meeting ANSI Z-358.1 standard. The eyewash shall be connected to tepid water, equipped with a lid, and be connected to a drain.
   b. Provide floor drain.
9. Not used
10. Provide wall-mounted lavatory (with automatic faucet), floor drain, and commode. Provide soap dispenser, toilet paper dispenser, and paper towel dispenser with integral waste receptacle. All items in this room shall be detention facility grade (stainless steel fixtures and accessories). Mirrors or other glass fixtures are prohibited.
11. This room shall be provided as follows:
    a. Provide an Elkay #ESS4924 or equivalent, stainless steel deep utility sink with drain board on one side. Provide with goose neck faucet threaded for hose connection and foot pedal type faucet levers.
    b. Provide Trench drains at each bay door.

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c. Provide a separate hose bib in the processing bay area supplying hot and cold running water.
d. Provide eyewash meeting ANSI Z-358.1 standard. The eyewash shall be connected to tepid water, equipped with a lid, and be connected to a drain. The travel distance from the hazard to an eyewash station shall not exceed 50 ft.
e. Provide one mop sink within the contiguous auto bay

12. Provide a minimum of 20'-0" linear feet of 30" deep work counter with base cabinets with wide deep drawers below and wall cabinet above along perimeter-of this room as allowed by architectural elements. Provide service counter and door to restrict direct access to this suite.
13. Provide wall-mounted ceramic lavatory (with automatic faucet), floor drain, and commode. Provide mirror above lavatory. Provide soap dispenser, toilet paper dispenser, and paper towel dispenser with integral waste receptacle. Provide remote water and flush valve shut off (located and controlled from outside restroom)
14. Not used
15. Provide an appropriately sized commercial, heavy duty hot water heater to service this room. Provide 2 commodes, 2 urinals, 2 lavatories, and a minimum of 2 of the following: soap dispensers, toilet paper dispensers, paper towel dispensers with integral waste receptacles, and full size mirrors.
16. Provide an appropriately sized commercial, heavy duty hot water heater to service this room. Provide 3 commodes, 2 lavatories, 1 sanitary napkin dispenser, and a minimum of 2 of each of the following: soap dispensers, toilet paper dispensers, paper towel dispensers with integral waste receptacles, and full size mirrors.
17. Provide a minimum 40 gallon commercial, heavy duty hot water heater to service this room. Provide 2 commodes, 2 urinals, 2 lavatories, and a minimum of 2 of the following: soap dispensers, toilet paper dispensers, paper towel dispensers with integral waste receptacles, and full size mirrors.
18. Provide a minimum 40 gallon commercial, heavy duty hot water heater to service this room. Provide 1 commode, 1 lavatory, 1 sanitary napkin dispenser, 1 soap dispenser, 1 toilet paper dispenser, 1 paper towel dispenser with integral waste receptacle, and full size mirror.
19. Provide base cabinet with plastic laminate counter and wall cabinets above (4 linear feet). At one end of the counter, provide a 12" wide single bowl kitchen type stainless steel sink with wrist blade faucet levers. Provide soap and paper towel dispensers.
20. Not used
21. Base cabinet with plastic laminate counter and wall cabinets above (10 linear feet). Provide a single bowl kitchen type stainless steel sink with automatic faucet. Provide paper towel dispenser. Provide an eyewash meeting the ANSI Z 358.1 standard. The eyewash shall be connected to tepid water, shall be equipped with a lid, and connected to a drain.
22. Provide grommeted, solid surface work counter with base cabinets to accommodate four file sized drawers and a desktop computer and 4 monitors. See VSF section of the POR for additional millwork requirements.
23. This room shall be provided as follows:
    a. The Lessor shall furnish and install a complete and functional compressed air system capable of supplying compressed air to all the compressed air drops throughout the annex. The system shall be supplied with a minimum new two stage electric powered compressor, 120 gallon compressed air tank in a vertical configuration, 35 cfm of compressed air flow @ 175psig. The installation shall include a start-up kit which shall include all items required for startup. System shall include a refrigerated air dryer, filters, automatic drain, pneumatic flow controller, oil water separators, regulators, lubricator and a complete copper piping system.
    b. This equipment can be located within room 32-113, instead of a separate room, in order to provide proper ventilation for the equipment. If installed in a separate room, ensure

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adequate ventilation in provided, and location is such that noise from the compressor does not impact work operations in the bay or office areas.

c. Provide floor drain in the center of the area beneath the equipment and slope the floor to the drain (1/8" per foot).

24. Not used
25. This room shall be provided as follows:
    a. Provide full width trench drains at all exterior roll-up doors. Additionally, if there is a drive lane separating bay areas, install trench drain down the center of the drive lane. All bay areas to receive vehicle lifts shall remain level in order to accommodate proper installation of the lifts. Coordinate locations for all lifts with the Tenant so that floor slope and drain locations can be more accurately located.
    b. Provide an overhead air bib system with one 50-foot long, 3/8 inch hose reel to service every two bays, and one 3/4 inch pipe run down the wall at the head of each bay connected to the air compressor. Shut off valve for all hose reels and pipe drops shall be located no more than five feet above the finished floor.
    c. Provide eyewash meeting ANSI Z-358.1 standard. Eyewash shall be connected to tepid water, equipped with a lid, and be connected to a drain.
    d. Provide one service sink within the contiguous auto bay. If the bay area is partitioned with walls, then provide one service sink per separate bay area.
    e. Provide a hose bib with hot and cold water on the exterior just outside the bays and inside the annex near the overhead door.
    f. Provide a quick disconnect air bib on the exterior just outside the bays. Lessor shall provide appropriate connection to from air bib to air compressor
    g. A functional and complete overhead lube system shall be designed, furnished and installed by the Lessor. The Lessor shall base the effort on the design, furnishing and installation of a Lincoln Medium Pressure Oil Reel and Hose Assembly (#94345) with PMV3" 5:1 Pump (#3050000000), Electronic Lube Meter (#908ER) and associated tank gauges or an equivalent system. The system shall include a 500 gallon split tank, divided into (2) 250 gallon compartments, to be located in Area 32-114A. The system shall include one reel for each of the two types of fluid for every two auto bays; (2) pumps, one for each of the two different types of fluid. Piping from the tanks to each of the bay locations (one per two bays) shall be provided by the Lessor. The work shall include the installation of all necessary piping, gauges/vents, and tanks, hanging of reels, pump installation and pressure testing of the system. Location of the tank and the reels will be determined during the DID process.
26. Not used
27. Provide a large stainless steel sink.
28. Provide 20 linear feet of plastic laminate wall and base cabinetry with drawers and counter top with a 22" wide x 10" deep stainless steel sink. Provide sink with goose neck faucet threaded for hose connection and foot pedal type faucet levers. Also provide within this room:
    a. Eyewash meeting ANSI Z-358.1 standard. The eyewash shall be connected to tepid water, equipped with a lid, and be connected to a drain.
    b. Provide 3/8" cold water line to laboratory hood turret. The cup sink shall be drained to the nearest drain per applicable code requirements.
    c. Provide 3/8" cold water line to refrigerator with ice machine.
    d. Provide floor drain.
29. Provide hot and cold water and sanitary drain line for commercial washing machine. Provide a separate floor drain.
30. Provide counter on the secured side of the window (Room 11) that is 24 inches deep. The service counter on the public side of the window (Room 10) shall be a minimum of 12 inches deep. Both counters shall run the width of the window.

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31. Provide 36 inch wide base cabinet with laminate counter next to drop box for the use of packaging materials to be dropped off after hours. Cabinet is required to store packaging materials and counter will be used to fill out appropriate forms.
32. Provide utility sink with goose neck faucet threaded and wrist blade faucet levers. Provide paper towel dispenser. Provide an eyewash meeting the ANSI Z 358.1 standard. The eyewash shall be connected to tepid water, shall be equipped with a lid, and connected to a drain. Provide hose bib.
33. Provide millwork as indicated on the VSF Diagram in the Guard and Office areas. Coordinate mounting height in order to accommodate compact refrigerator below.
34. Provide 20 linear feet of plastic laminate wall and base cabinetry with drawers and counter top with a 22" wide x 10" deep stainless steel sink. Provide sink with goose neck faucet threaded for hose connection and foot pedal type faucet levers. Also provide within this room:
    a. Eyewash meeting ANSI Z-358.1 standard. The eyewash shall be connected to tepid water, equipped with a lid, and be connected to a drain.
    b. Provide 3/8" cold water line to ice machine. The ice machine shall be drained to the nearest drain per applicable code requirements.
    c. Provide floor drain.
35. This room shall be provided as follows:
    a. Provide a stainless steel counter along two adjacent walls of this room. One of these walls shall be the wall that abuts Room 13-74A. The counter shall be 19" deep and shall have shelves below to store evidence packaging materials. Refer to the diagram for additional details.
    b. Provide plastic laminate adjustable shelves and cabinets mounted over the countertop. Refer to the diagram for additional details.
    c. Provide eyewash meeting ANSI Z-358.1 standard. The eyewash shall be connected to tepid water, equipped with a lid, and be connected to a drain.

15.12 HEAVY FLOOR LOADING (250 LB)

Rooms identified within the matrix as HEAVY LOADING shall be structurally designed to support heavy floor loading of 250 PSF live load

15.13 SPECIAL ARCHITECTURAL

1. Provide "VIEW WINDOW" on door leading into this room. Refer to specification in the INTERIOR WINDOWS / ARCHITECTURAL section of this POR.
2. This room shall be provided as follows:
    a. The main entrance into the Office Building shall be 72 inch wide tempered glass double doors, style to complement the exterior architecture. Weather vestibule shall be provided, unless Tenant approves elimination. The style of the interior doors of the weather vestibule shall match the exterior doors and will require no locking hardware. The Lessor shall coordinate with the Tenant whether the exterior doors are provided with mechanically locking hardware and upper and lower flush bolts or access control keypad.
    b. All other doors leading into secure space from Room 10 shall be structural composite lumber doors which are self closing/locking, and shall be controlled by use of keypad.
    c. Lessor shall provide integral reception counter/transaction window with pass through tray to Room 11. The window shall be of laminated glass, with active voice transmission. Dimensions of window shall be specified at the time of layout; however, this unit shall run the full width of the wall shared between Rooms 10 & 11.
3. This room shall be provided as follows:

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   a. This room shall be located in the Visitor's Screening Facility (VSF) as indicated Diagram 13.3.
   b. The door into the secure side of the room shall not be accessed controlled, however, the door into this room from the screening area shall be provided with electric latch retraction connected to a remote door release actuated from The Guard Area.
4. Provide tempered glass sliding/lockable window, with ADA compliant sill height, 6 foot wide, with interior window blinds. Align the top of the window frame with adjacent door frame. Provide door bell on the corridor side at the window.
5. This room shall be provided as follows:
   a. High Density filing systems will be installed by the Lessor.
   b. Floor Finish shall be installed over High Density filing rails by the Lessor. Floor covering SHALL NOT be installed until after rails are installed
   c. The Lessor shall be responsible for meeting any code requirements for sprinkler clearance above the High Density filing Systems which may necessitate a higher ceiling. Assume all High Density filing systems where referenced are approximately 92 inches high, top to bottom.
6. This room shall be provided as follows:
   a. One 14' high x 12' wide electrically operated roll-up door with remote control operation shall be provided for access into each bay area.
   b. One pedestrian door shall be provided leading to the exterior (adjacent to roll-up door) with hardware function 7 (3-point latching exit device) with access control keypad (including all required conduit and power).
   c. One 48" pedestrian door shall be provided leading to Room 120 with hardware function 5, and access control keypad (including all required conduit and power).
   d. All walls shall be finished with Gypsum wallboard and shall be painted above the wainscoting with epoxy paint. All pipes, conduit, etc shall be concealed inside walls.
   e. Provide fiberglass wainscot at all walls of this room up to 4' above finish floor
   f. This room is a vehicle bay. Each vehicle service bay shall be 25' wide x 27' deep.
   g. Provide backbox and conduit for wall phone within the bay area
   h. The floor slab of this room shall be capable of supporting a heavy weight (15,000lbs) vehicle lift.
   i. Swinging doors from the exterior, as well as swinging doors from the bay into other occupied spaces shall be access controlled with electrified mortise locks and keypads. Refer to Room Data Matrix for required conduit condition at each location.
   j. Bollards, painted yellow, shall be placed on either side of roll-up door.
7. All walls within this room shall be finished with semi gloss wall paint. And doors shall have kick plates.
8. All walls within this room shall be finished with semi gloss paint.
9. This is a vestibule adjacent to the main entrance door into the SCIF. Locate required cell-phone cubbies for the SCIF in this area.
10. This Room to be located near an exterior overhead door.
11. Provide 6'-0" double door with astragal and slide bolts top and bottom of each leaf in addition to main entrance door into this room. Provide Kick plates on inside and outside of all doors in this room.
12. This room shall be provided as follows:
   a. Special floor load considerations may be required to accommodate weight machines and/or free weights.
   b. Ensure that noise and vibration from weightlifting and exercise equipment is not transmitted to adjacent spaces, or to floor areas above or below.
   c. Ceiling tile shall be moisture resistant.
   d. Provide full length mirror (safety glass) mounted on the full length and height of one wall. Provide a minimum of 20 linear feet of mirror.

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e. (b) (4) [redacted]

13. This room shall be a minimum of 24 feet deep and 16 feet wide. This room shall be capable of being completely dark - provide a light tight window shade system if room is not located in the interior of the floor. One 16 feet wide side of the room should be painted with HD projectionable paint. This room shall be provided with lockable pistol lockers (20 individual lockers) installed outside of the room near the room entrance.
14. Provide 6'-0" double door with astragal and slide bolts top and bottom of each leaf in addition to main entrance door into this room. All doors within this room shall be provided with kick plates up to 36" from finished floor on both sides of door.
15. Service elevator shall not double as a passenger elevator and shall not open to the main passenger elevator lobby. Service elevator shall have 4,000 lbs capacity with 9' ceiling inside the cab and 9' tall two speed side slide doors.
16. This room shall be provided as follows:
    a. Rooms 65 (A-D), 14, and 42E shall be located on the ground floor, adjacent to each other, and laid out as a single multipurpose room subdivided by Folding partitions.
    b. Provide 8 inch high Raised Access Floor (RAF) with carpet tile finish throughout this suite of rooms (65, 14, and 42E).
    c. Locate the rooms on grade if possible so that the slab on grade for these rooms may be depressed to accommodate the RAF so that there is no level change between the rooms and the adjacent corridor.
    d. Finished ceiling height shall be a minimum of 10'-0" in these rooms.
    e. Provide "GLASS VISION PANEL" between rooms 65A and 65B. Refer to specification in the INTERIOR WINDOWS / ARCHITECTURAL section of this POR.
    f. Provide ¾ inch plywood blocking to accommodate 2-3 very large (80-96 inch) monitors in each of these rooms.
17. Provide "PASS THROUGH WINDOW" in the wall between this room and Room 58A. Refer to specification in the INTERIOR WINDOWS / ARCHITECTURAL section of this POR. The window shall be lockable.
18. This room shall be provided as follows:
    a. This room shall be provided with full-height ceramic tile on all walls.
    b. The ceiling shall be moisture and mildew resistant acoustical ceiling tiles.
    c. The Lessor shall provide 3 built in ceramic tile shower stalls with full height separating walls. Shower stalls shall be a minimum of 4' 0" wide x 3' 0" deep with a single lever hot cold shower valve and adjustable shower head. One shower stall shall be accessible by persons in wheelchairs. Each shower stall shall be provided with a 4'0" wide dry-off area separated from the shower with a shower door or shower curtain. The dry-off area shall also have a door or curtain separating it from the dressing area and shall be a minimum width of 4'0" wide in order to accommodate a built-in bench. Showers shall have a built in shelf/niche to hold toiletry supplies. Each stall's dry-off area shall be provided with towel hooks and floor drain. The room outside the shower shall be provided with a minimum of 1 floor drain adjacent to the shower area and 1 floor drain centered within the room.
    d. Clothes hooks shall be provided immediately adjacent to each shower stall with a minimum of five in the area.
    e. The Lessor shall provide in this room lockers at a ratio of one per eight (8) full-time occupants of the building. Each locker shall be a minimum of 12" wide x 18" deep x 36" high and shall be stacked double tiered on a base. Wood benches shall be provided in adequate quantity to accommodate the lockers. Finishes for the Locker Rooms shall be

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provided with proposed finishes for the rest of the building for Tenant review and approval.

f. The Lessor shall provide a six foot long hanging (closet type) rod in the locker area in order for the Users to hang suits, coats and other items that will not be adequately accommodated in the lockers.
g. All bathroom fixtures shall be wall-hung and stall partitions shall be ceiling-hung.

19. This room shall be provided as follows:
    a. This room shall be provided with full-height ceramic tile on all walls.
    b. The ceiling shall be moisture and mildew resistant.
    c. The Lessor shall provide 3 built in ceramic tile shower stalls with full height separating walls. Shower stalls shall be a minimum of 4' 0" wide x 3' 0" deep with a single lever hot cold shower valve and adjustable shower head. One shower stall shall be accessible by persons in wheelchairs. Each shower stall shall be provided with a 4'0" wide dry-off area separated from the shower with a shower door or shower curtain. The dry-off area shall also have a door or curtain separating it from the dressing area and shall be a minimum of 4'0" wide in order to accommodate a built-in bench. Showers shall have a built in shelf or niche to hold toiletry supplies. Each stall's dry-off area shall be provided with a small bench, towel hooks and floor drain. The room outside the shower shall be provided with a minimum of 1 floor drain adjacent to the shower area and 1 floor drain centered within the room.
    d. Clothes hooks shall be provided immediately adjacent to each shower stall with a minimum of five in the area.
    e. The Lessor shall provide 6 metal full size lockers in Room 127 and wood benches. The TENANT shall make final selection based on the Lessor's proposal.
    f. All bathroom fixtures shall be wall-hung and stall partitions shall be ceiling-hung.
20. Provide air tight door seals to keep odors in this room from entering the general office space.
21. Provide powered recessed dock lift. Refer to Diagrams section for layout of service area.
22. Open workstations for this area shall not be collocated with open workstations from other areas.
23. Each closet shall be a minimum of 24" deep. Provide shelf and Rod.
24. Not used
25. Provide a recessed area on the outside of this room to accommodate:
    a. A through the wall drop box, similar to dVault model number DVWM0062SA, for after hours evidence drop into this room. The slot shall be able to accommodate deposit of a package of approximately the size of a 2inch - 3 ring binder and be of secure enough construction to prevent someone from being able to reach in from the outside of the room to remove deposited materials.
26. Provide privacy lock that indicates "OCCUPIED" or "IN USE" at the outside of the door.
27. Signage for this room shall include "In Use/Available" feature.
28. Provide 3/4" thick, painted, fire retardant plywood sheets, mounted on all of the walls of this room, extending the full length of the wall and 8'-0" high. Refer to "UPS REQUIREMENTS FOR ROOM 96" paragraph under the "SPECIAL ELECTRICAL REQUIREMENTS" section of this POR for UPS coordination requirements.
29. Where possible, maintain a minimum wall-to-wall dimension of 15'-0" between the longest walls in order to maximize area for back to back workstations.
30. Rooms 30-99D, H, and I shall be accessible by non-bureau personnel with limited access to other bureau space. Access to this suite shall be from the employee entrance mantrap or the exterior of the building through a mantrap so that uncleared personnel requiring escorted access to the rest of the compound can access this space without entering restricted spaces. The perimeter walls surrounding this suite of rooms shall be type A5.

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31. This room shall have adjacent exterior access suitable for exhaust, and ventilation for generator. Room shall not be accessible to the general public. The Tenant shall have access to this room 24 hours per day, 365 days per year. Provide 4-inch high concrete equipment pad - can be unfinished. Floor loading shall be adequate to support the generator. This room shall be totally enclosed with concrete masonry unit wall construction slab-to-slab. An open air enclosure (no roof) shall not be acceptable. Equipment noise transmission out of the room shall be minimized as much as practical. Automatic sprinklers heads in this room shall be high temperature type.
32. Provide 4' by 8' (mounted long dimension horizontally) painted plywood mounting board on the long wall of this room. Provide first rated plywood if required by code.
33. Refer to VISITOR SCREENING FACILITY / GENERAL REQUIREMENTS section of this POR for specifications
34. (b) (4) [redacted]
35. The dimensions of this room shall be minimum 21 feet x 22 feet. This room shall have a minimum vertical clearance of 14'-0" to the lowest obstruction in order to accommodate the equipment in this room. Room 83 may be located adjacent to this room or as an ante room. The double door(s) to both Room 83 (if an ante room) and 84 shall have a removable astragal.
36. Provide lockable glass display case on the wall between this room and circulation corridor. Minimum size of display case shall be 6' wide 12" deep and extend from 30" AFF to the top of the door frame. Unit shall not protrude into corridor. Unit shall have 3 adjustable shelves and a light.
37. Not used
38. Not used
39. Not used
40. Not used
41. This room shall be provided as follows:
    a. This room is a vehicle service bay. Each vehicle service bay shall be 22' wide X 25' deep.
    b. This room shall be provided with a motorized 12' wide by 14' high roll-up door. The roll-up door shall be provided with all safety features and with heavy duty slide bolts at the bottom of the door on both sides.
    c. Multiple bays shall be contiguous (no separating walls).
    d. Provide one pedestrian door from exterior to access all Room 111 bays. Door shall be provided with hardware function "7", and access control "KP".
    e. Provide backbox and conduit for wall phone within the bay area
    f. The floor slab of the Annex bay areas shall be capable of supporting automotive lifts (2 or 4 post) with lift capacity of up to 15,000 lbs. Capacity and location for the lifts shall be determined by the tenant during design.
    g. Swinging doors from the exterior, as well as swinging doors from the bay into other occupied spaces shall be access controlled with electrified mortise locks and keypads.
    h. Each column shall have a 42" high concrete encasement around the base, painted yellow. Bollards, painted yellow, shall be placed on either side of roll-up door.
42. This room shall be provided as follows:
    a. This room is a vehicle service bay. Each vehicle service bay shall be 25' wide X 30' deep.
    b. This room shall be provided with a motorized 12' wide by 14' high roll-up door. The roll-up door shall be provided with all safety features and with heavy duty slide bolts at the bottom of the door on both sides.
    c. This room shall be contiguous with 111A (no separating wall). Provide backbox and conduit for wall phone within the bay area

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d. The floor slab of the Annex bay areas shall be capable of supporting automotive lifts (2 and/or 4 post) with lift capacity of up to 18,000 lbs. Capacity and location for the lifts shall be determined by the tenant during design.
e. Swinging doors from the exterior, as well as swinging doors from the bay into other occupied spaces shall be access controlled with electrified mortise locks and keypads.
f. Each column shall have a 42" high concrete encasement around the base, painted yellow. Bollards, painted yellow, shall be placed on either side of roll-up door.

43. Not used
44. This function is for inside parking of vehicles awaiting service in Room 111. Stall sizes shall be same as specified for Tenant fleet vehicles. This function may be provided in contiguous space with Rooms111A or C to minimize redundant circulation and doors.
45. Provide handcuff bar, exact location to be determined during design. Refer to Diagram section for installation details.
46. This function within this room requires a quiet environment and shall not be located next to, above, or below functions that generate distracting noise. The Lessor's Architect shall verify the suitability of the location within the plan with the Tenant prior to making final. At a minimum, this room shall not be located next to, above, or below the following rooms: 61, 62, 63, 73, 82, 128, and 129. Provide "VIEW WINDOW" on door leading into this room. Refer to specification in the INTERIOR WINDOWS / ARCHITECTURAL section of this POR.
47. Provide an Uninterruptible Power Supply (UPS) system in this room which shall be located adjacent to Room 100. Refer to "UPS REQUIREMENTS FOR ROOM 100" paragraph under the "SPECIAL ELECTRICAL REQUIREMENTS" section of this POR for specifications. The Lessor shall make allowance either in the location of the room, or in the structural design to accommodate the weight of the equipment.
48. Provide 3/4" thick painted, fire retardant plywood on all walls of these rooms. The plywood shall be mounted vertically with the bottom edge of the plywood at 18" AFF. Rooms 98A and 98B shall be located in the Office Building. Room 98A shall be located on the first floor below one set of stacked Rooms 98B. Room 98C shall be located in the Annex. The dimension of Rooms 98B and 98C shall be 10'0" x 15'0".
49. Provide 3/4" thick painted, fire retardant plywood on one entire wall of this room.
50. This area, located within the automotive bay area, is used to store new and waste automotive fluids (lubricating oil, antifreeze, etc) and shall be provided with an appropriate containment area to capture spillage. It is preferable that the containment area is a depressed system covered with open metal grate level with adjacent paved area, capable of containing 100% of the largest bulk container (in most cases this will be 500 gallons). Locate to allow easy access to vehicles that will transport drums of fluid and removal of waste oil. This can be an open area adjacent to the autobay area.
51. This is an alcove within Area 33 for a heavy duty commercial grade washer and dryer. The Lessor shall provide appropriate electrical, plumbing and venting for the washer and dryer. The Tenant will provide the actual appliances.
52. The entry into this room shall be provided in a vestibule configuration with two doors to mitigate sound transmission. The walls enclosing the room shall meet STC 50 field rating, and the doors shall be insulated 18 GA metal doors with appropriate acoustical gasketing, automatic door bottom, and threshold.
53. Area 28 shall be separated from the remainder of the office by type 7 partitions. Access shall be controlled both in and out of Area 28 from the general office with electrified mortise locks and keypads. Room 130A shall serve as the secure corridor connecting the sally port with the general office. Rooms 16, 18, and 19 shall be accessed from this corridor. Provide pistol lockers for (6) guns in secure corridor (Room 130A) near the entrance to the suite and outside the exterior entrance if applicable.

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54. The main entry (ceremonial entry) into area 1 shall be provided with a pair of upgraded glass doors (6'-0" wide) appropriate to the interior design. Each leaf shall be etched with the Tenant seal (approximately 24" in diameter).
55. Provide 3/4" thick painted, fire retardant plywood mounting board on one entire wall of this room.
56. This room will be accessed from inside of Room 43A as well as from the corridor.
57. Not used
58. Provide 3/4 inch plywood blocking under gypsum wallboard to accommodate eight 42-inch security monitors double stacked on one wall. Coordinate installation with recessed electrical and data outlets. Plywood shall be installed with bottom edge 24 inches AFF.
59. This room combines various evidence categories into one large General Evidence Storage room with Wall Type 4 perimeter walls, but no interior walls to separate these spaces. Evidence separation, if needed, will be accomplished by storage in different areas within the room. Provide air tight door seals at all doors.
60. This workbench area shall be contiguous with selected autobays, the location of which shall be determined during design.
61. These rooms shall be collocated such that they create one large SCIF suite, which includes Room 2-57B1 as the primary space.
    a. The suite's main entrance shall be through Vestibule 2-57X. A secondary entrance may be approved by Tenant's Security Division, but will have different hardware requirements (reference section 15.2.13 of this POR).
    b. Room 2-57X shall be located adjacent to the ante room/PED storage (room 2-57V).
    c. Emergency exits shall be provided as required by code and shall be exit-only. All emergency exits shall be provided with an exit vestibule (Room 2-57Y) as detailed in this POR and the RDM.
    d. The perimeter wall and door construction defining the SCIF perimeter shall be built to SCIF standards provided in this POR. Perimeter walls shall be type A6/A6C. The perimeter construction shall achieve a field rating of STC-45.
    e. The enclosed rooms within the SCIF suite, which do not comprise the perimeter of the SCIF, shall have walland door types as defined in the matrix.
62. Locate Room 10-42C within Area 2's large SCIF suite.
63. Locate Room 2-101C adjacent to Room 2-57H within the large SCIF.
64. Locate the rooms listed in Area 26 into a suite configuration. Door to suite shall be Type 1 with Hardware Function 3 with hold-open arm.
65. Access to this room shall be from the corridor and not from within any of the Area 5 rooms.
66. Provide magnetic glass marker board 4' high by 8' long with integrated accessory tray, mounted so that the top of the board is at the same height as the top of the door frame.
67. Provide magnetic glass marker board 4' high by length of the longest partition with integrated accessory tray mounted so that the top of the board is at the same height as the top of the door frame.
68. Provide magnetic glass marker board spanning 24" above the finished floor to the top of the door frame, along the long dimension of room.
69. Access to this room shall be from the corridor and not from any 57K rooms.
70. Except for shared functions such as break rooms and lockers, the evidence processing area (area 33) shall be physically segregated from the other functions of the annex (areas 31, 32 and 35) with slab to slab partitions and access controlled doors.
71. Provide each Area 14 and 33 rooms in their own suite configurations.
72. Provide a 4 foot wide transaction opening at the stainless steel counter separating 13-74A from Room 10-30. The opening shall extend from the top of the counter to the height of the adjacent door, and shall be secured by a stainless steel, rolling counter shutter by Cornell Cookson, Inc. Model ESC10, or approved equivalent. Doors shall consist of 16GA slats. The

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shutter shall be lockable from within Room 13-74A only. Refer to diagram for additional details.

73. Within this room, provide evidence lockers by Fasco Security Products, model ELN-772-0107, or approved equivalent.
74. These rooms shall be located adjacent to one another.

15.14 EARLY ACCESS ROOM

Specific "Early Access" equipment rooms have been identified with either an "A" or a "B" in the "Early Access Room" column on the RDM. These rooms shall be targeted for early completion in order to facilitate installation of Tenant equipment to prevent any delays in substantial completion.

The early access rooms shall be completely finished, including: flooring installed; partitions painted, plywood installed and painted (where applicable); doors and door locks installed; power and lights shall be operational. All punch list items shall be completed in these rooms prior to turning over to the Tenant.

In addition, the Lessor shall have completed cabling installation, performed and documented successful testing of all cabling, and received Tenant sign off indicating the cabling installation is complete a minimum of 15 days prior to substantial completion.

After the rooms are turned over to the Tenant, access will be limited and unescorted access into these rooms, with the exception of the Receiving Dock, and the Service Elevator, will not be allowed. The Lessor shall coordinate access into these rooms, if needed, for testing, balancing, and commissioning activities.

Early Access Rooms "A"

Rooms designated for early access A shall be turned over to the Tenant a minimum of 15 business days prior to substantial completion.

Early Access Rooms "B"

Rooms designated for early access B shall be turned over to the Tenant a minimum of 90 business days prior to substantial completion.

Mechanical

15.15 ADDITIONAL COOLING (W/SF)

Rooms identified within the matrix as ADDITIONAL COOLING (W/SF) shall be provided with supplemental sensible cooling HVAC capacity (in addition to customary loads) for special equipment. The numerical designation in the matrix represents the power consumption in Watts per Square foot of the equipment in addition to code required loads to be provided for in this room.

15.16 24/7 HVAC

1. Heating Ventilation and air conditioning systems serving rooms identified in this column with a "1" shall be served by the 24/7 system as specified in the MECHANICAL section of this POR.
2. Heating Ventilation and air conditioning systems serving rooms identified in this column with a "2" shall be served by the 24/7 system as specified in the MECHANICAL section of this POR, but with the following exception: The 24/7 system for these rooms will only operate during days that are specified by the tenant to the building manager in advance. The tenant

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will be responsible for the excess cost of HVAC for those rooms that is above and beyond normal operation.

15.17 SPECIAL HVAC

1. The heating, ventilation and air conditioning system for these rooms shall be completely separate from system serving other areas of the buildings. Self contained units may be proposed. Exhaust air from this room shall be vented directly to the outside via dedicated ducts.
2. The air conditioning system serving this room shall be capable of cooling an additional sensible cooling load of 50 watts per square foot. Heating Ventilation and Air Conditioning systems serving this room shall be served by the 24/7 system and shall be designed as CRITICAL as specified in the MECHANICAL section of this POR.
3. The HVAC system or unit serving this room shall be controlled during normal office hours independently of other areas of the building per General Office conditions of POR Table 6.1. Although 24/7 operation is not required, HVAC system operation is required when needed for protection of computer room and data processing equipment after normal office hours and weekends. This protection requires that the HVAC system shall be designed to operate as needed to limit the indoor ambient temperature after normal business hours to no higher than 78 F (adj.), no lower than 68 F (adj.), and to a maximum relative humidity not exceeding 60 percent.
4. This room shall be provided as follows:
   a. Space shall be fully conditioned, heated and cooled ,
   b. No portion of the exhaust systems shall pass through any other area of the building
   c. The room shall be exhausted directly to an un-occupied outdoor area using a commercial heavy duty exhaust fan. Maintain positive air pressure.
   d. No ductwork serving any other area of the building shall pass thru the automotive repair facilities.
   e. Each auto bay shall be provided with an independent source capture system that connects directly to the exhaust pipe of vehicles being serviced in the bay to exhaust combustion by-products directly outdoors as specified in section 13.19 of the 2007 ASHRAE Handbook – HVAC Applications. Flow rates for the exhaust shall be between 50 and 400 cfm.
5. Provide supplemental ventilation and exhaust for this room. Provide commercial, heavy duty exhaust fans with a minimum of 10 air changes per hour. Exhaust shall be vented directly to the outside through the roof.
6. Provide commercial, heavy duty exhaust fan venting directly to the outside of the building for ventilation of the room. Fan shall run continuously and provide a minimum of 10 air changes per hour. This area shall maintain a negative pressure in relation to all other adjacent portions of the building. This pressure differential shall be 5 Pa (0.02 inches of water gauge) on average, but no less than 2 Pa (0.004 inches of water gauge) when the doors to the room are closed.
7. This room shall be maintained within a temperature range between 68°F to 75°F.
8. Provide exhaust and ventilation louvers, combustion ventilation, and exhaust air for emergency generator
9. Not used
10. This room shall be provided as follows:
    a. Space shall be fully conditioned, heated and cooled ,
    b. No portion of the exhaust systems shall pass through any other area of the building
    c. The room shall be exhausted directly to an un-occupied outdoor area using a commercial heavy duty exhaust fan. Maintain positive air pressure.
    d. No ductwork serving any other area of the building shall pass thru the automotive repair facilities.

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11. Areas or rooms requiring a large ventilation load shall utilize a demand controlled ventilation strategy to adjust ventilation air to meet occupant needs. A carbon dioxide based demand controlled ventilation strategy shall be in accordance with the standards and procedures described in ASHRAE 62.1.
12. This room shall be maintained at a negative pressure as compared to the adjacent occupied or common spaces. These spaces shall be designated as class 2 air in accordance with ASHRAE 62.1, Ventilation for Acceptable Indoor Air Quality.
13. Not used
14. The air conditioning system or unit serving this room shall be dedicated to this room, and independent of any adjacent areas. The HVAC system shall be capable of cooling an additional sensible cooling load of 50 watts per square foot. HVAC systems or components serving this room shall be served by the 24/7 HVAC System. The HVAC system design shall be coordinated with the equipment room layout per the designated Tenant personnel and associated contractors, to ensure adequate cooling with maximum efficiency, of all heat-producing equipment to be installed within the equipment room (ADP/ IT equipment, servers, etc.). This includes coordination of the arrangement, sizing, and location of the HVAC units (floor, wall or ceiling mounted), type of unit, (computer room air conditioning (CRAC) units, fan-coil units, etc.), the location/sizing of supply air distribution and return air ductwork, and supply and return air diffusers and grilles.
15. HVAC systems controlling this space shall be designed to limit indoor ambient temperature after normal business hours to no higher than 78 degrees Fahrenheit.
16. Air conditioning system serving this room shall operate 24 hours per day, 365 days per year (24/7/365). This HVAC system shall be capable of operating normally with appropriate humidity controls for maintaining 30-45 percent relative humidity, and 70 +/-2 degrees F, suitable for a computer environment without any manual intervention 24/7/365. This room will have special access restrictions, and allow for space required by the Tenant for current layout requirements and for future expansion. Only heating and air conditioning equipment (CRAC units, fan-coil units, terminal units, etc.) and associated ductwork, power/control cabling, conduit, cable trays, etc. will be allowed within or to pass through this room. Any deviation from these limits will require prior review and approval by the Tenant on an individual case basis. The Lessor is to locate all serviceable items outside of this room. Maximum temperature is 70 degrees.
17. All Evidence Control Rooms must be temperature-controlled with a constant temperature between 60° and 75° F and less than 60 percent relative humidity.
18. This room ductwork distribution will be exposed. The ductwork construction type shall be appropriate for an exposed type application. Consider the use of spiral construction or fabric duct type. Duct color shall be coordinated with architectural design for the room.
19. No utilities or equipment other than those serving this room shall be installed inside this space without the tenant's approval. Provide proof of coordination with all equipment and utilities serving this room to the Tenant for approval.

15.18 INTERMEDIATE SPRINKLER HEAD

Fire suppression sprinkler heads in rooms identified within the matrix as Intermediate Temperature Sprinkler Head shall be provided with intermediate temperature sprinkler heads.

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Electrical

15.19 ESSENTIAL POWER

Rooms identified within the matrix as ESSENTIAL POWER shall be fed from the essential power distribution system (following shall be connected to the essential power distribution):

1. 25 percent of lighting fixtures
2. All power circuits and all lighting fixtures
3. (2) lighting fixtures in each room
4. (1) lighting fixture and (1) computer outlet
5. 50 percent of lighting fixtures, all circuits, and 1 computer outlet per workstation
6. (2) lighting fixtures and all vending machines
7. Panel designated RP-EOC, all lighting fixtures, all power circuits
8. (2) lighting fixtures, and two dedicated duplex receptacles (for refrigerator & freezer)
9. Exhaust fan
10. One dedicated power circuit (for refrigerator)
11. Panel designated RP-ND
12. Panel designated RP-FM
13. Panel designated RP-TR
14. Panel designated RP-TFR
15. All power circuits and (1) lighting fixture
16. Panel designated RP-TIII. No circuits outside of this room shall be fed from RP-TIII. No lighting circuits shall be fed from Panel RP-TIII.
17. Fused disconnect DS-CR serving RP-CR, all lighting fixtures, all power circuits
18. Power for all secure systems shall be solidly grounded. Orange receptacles shall be used for all essential outlets, and no more than three terminals and three monitors shall occupy a single circuit.
19. Not used
20. All electrical panels and systems contained within the VISITOR SCREENING FACILITY (including lighting fixtures, power circuits, and HVAC)
21. 50% of the lights, 1 dedicated circuit, 3-20A branched circuits with 20A quad receptacle located 14" AFF.
22. Panel designated RP-SCIF.
23. Two dedicated power circuits (for refrigerators)

15.20 CATV & RADIO

Provide dedicated conduit and power for Cable TV and communications radios as described below. Where TVs are indicated on the Room Data Matrix for large areas such as open workstation areas, the lounge and the gym, provide one 55"-60" TV, ¾" plywood blocking, flat wall mount, and outlet per 1000 SF. Mounts shall be able to support up to a 90" monitor. TV model to be approved by Tenant's security division.

1. Provide 3/4" EMT conduit at locations indicated during design in the room. Conduit shall connect to a standard single gang junction box with cover plate, at approximately 84 inches AFF, run up within the wall cavity and terminate in a stub off into the room 12 inches above the ceiling (CATV). Provide 120V recessed power receptacle adjacent to cable TV outlet. Provide ¾"plywood blocking for wall mounted TVs. Provide ¾" plywood blocking for wall mounted TVs. Provide a tilt/swivel wall mount capable of supporting up to a 90" monitor. Provide a 40"-45" monitor, model to be approved by Tenant's security division. Coordinate location of outlets with furniture layout and ensure outlets will be hidden by the monitors.
2. Provide (2) 3/4" EMT conduit at a designated location in the room. One conduit shall connect to a standard single gang junction box with cover plate, at standard outlet height,

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run up within the wall cavity and terminate in a stub off into the Room 12 inches above the ceiling (Radio). One conduit shall connect to a standard single gang junction box with cover plate, at 72 inches AFF, run up within the wall cavity and terminate in a stub off into the Room 12 inches above the ceiling (CATV). Provide 120V recessed power receptacle adjacent to cable TV outlet. Provide ¾" plywood blocking for wall mounted TVs. Provide a tilt/swivel wall mount capable of supporting up to a 90" monitor. Provide a 55"-60" monitor, model to be approved by Tenant's security division. Coordinate location of outlets with furniture layout and ensure outlets will be hidden by the monitors.

3. Provide 3/4" EMT conduit at locations indicated during design in the room for video monitors. Conduit shall connect to a standard single gang junction box with cover plate, at approximately 84 inches AFF, run up within the wall cavity and terminate in a stub off into the room 12 inches above the ceiling (Monitors). Provide 120V recessed power receptacle adjacent to a data outlet. Provide ¾"plywood blocking for wall mounted monitors. Provide a tilt/swivel wall mount capable of supporting a 90" monitor. Also provide a 55"-60" monitor, model to be approved by Tenant's security division. Coordinate location of outlets with furniture layout and ensure outlets will be hidden by the monitors.

15.21 SPECIAL CONDUIT

1. Provide (1) two inch EMT sleeve between Rooms 43A and 43B
2. Provide (1) two inch EMT conduit between Rooms 65A and 93
3. Provide (1) 3/4 inch EMT conduit between Rooms 91A and 96
4. Provide (2) four inch EMT conduit from Room 96 demarcation point to the point of incoming telephone service. Provide (1) three inch EMT conduit between Rooms 96 and 88
5. Provide (1) two inch EMT conduit between Rooms 94 and 92. Provide (1) one inch EMT conduit between Rooms 94 and 88. Provide (1) two inch EMT conduit and (1) three inch EMT conduit between Room 94 and designated location on roof.
6. Provide (1) three inch EMT conduit and (1) two inch conduit between Rooms 92 and 93. Provide (1) three inch EMT conduit between Room 93 and designated location on roof. Provide (2) three inch conduit between Rooms 93 and 94.
7. Not used
8. Provide (1) four inch EMT conduit from this room to nearest telephone closet. Provide (1) four inch EMT conduit between this room and at the roof top antenna location. Conduits shall be as straight and direct as possible with bends minimized. Provide pull box every 100' feet or 180 degrees of bends.
9. Not used
10. Not used
11. Not used
12. Provide (1) two inch EMT conduit from Room 98C to the roof of the Annex. Conduit run shall be as straight and direct as possible with bends minimized. For every 180-degree turn or every two 90 degree turns, the Lessor shall provide 24" wide x 24" high pull boxes.
13. Provide (1) three inch EMT conduit from Room 100 to the Junction box installed on roof for the satellite antenna.
14. Provide (1) three inch EMT conduit from Room 101C to Room 101B, and (1) two inch conduit from Room 96 to Room 101C.
15. Provide (1) two inch EMT sleeve between Rooms 43A and 43D.
16. Provide (1) two inch EMT sleeve between Rooms 43A and 43E.

15.22 SPECIAL ELECTRICAL

1. Provide dimmable lighting (range shall be 10 – 70 foot-candles)
2. Provide blue "in-use" light above the door. Switch to be located in room 17A.

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3. Provide blue "in-use" light above the entrance to the area. Switch to be located within area 28.
4. Provide two (2) 4-foot long receptacle strips mounted 42" above finished floor with receptacle spaced at 6" on center. Coordinate placement of receptacle strips with furniture placement.
5. Provide 4-foot long receptacle strips mounted on wall above all counter tops within room 59A with receptacles spaced at 12" on center. Lighting within this room shall be switched separately from general office lighting and shall be daylight balanced fluorescent type.
6. This room shall be provided as follows:
   a. Electrical outlets in this room shall be GFCI protected. Every outlet will require a 20 amp circuit.
   b. Provide Dayton NO. 1A136 multi-outlet and reels (or equivalent) overhead and to the side of each bay, approximately 6' above the floor. Reel cords shall be 25' in length. Provide multi-outlets and reels overhead and to both sides of each bay.
   c. Provide a minimum of six dedicated quadruplex receptacles and a carbon monoxide monitor.
7. Each receptacle strip in this room shall be fed from a dedicated shielded circuit.
8. Provide (2) GFCI receptacles at counter height, (1) dedicated 120V receptacle for a full size refrigerator, (1) dedicated 120V receptacle for a microwave, (1) 120V outlet for the garbage disposal, and (3) 120V 20A dedicated receptacles for vending machines.
9. Provide (2) GFCI receptacles at counter height, (1) dedicated 120V for a microwave, (1) 120V outlet for a garbage disposal, and (1) dedicated 120V receptacle for a full size refrigerator.
10. Coordinate power and data with the Wall of Honor location.
11. Provide:
    a. Four (4) dedicated 208V circuits, two (2) per every two (2) equipment racks. Provide receptacles above the finished floor in ceiling above the corresponding racks. Receptacle placement to be coordinated with Tenant during design.
    b. One (1) 110 volt quad receptacle on wall.
12. Provide 1 flush ceiling mounted quadruplex receptacle and 1 data outlet for Tenant furnished projection equipment. Lessor shall provide required blocking and shall install the projection equipment. Provide dimmable fluorescent lighting in this room with manual switch (range shall be 0 – 50 foot-candles). Lights shall be dimmable such that lights near the projection wall can be off while lights in the back of room can be on. Coordinate the location of the outlets with the Tenant. Ensure that no outlet is installed on the projection wall.
13. Not used
14. This room shall be provided as follows:
    a. Provide four dedicated 208V circuits, two (2) per two (2) equipment racks. Provide receptacles above the finished floor in the ceiling above the corresponding racks. Coordinate receptacle placement with the Tenant during design.
    b. Provide one (1) 110 volt quad receptacle on the wall, location to be coordinated with the Tenant during design.
15. This room shall be provided as follows:
    a. Provide (Receptacle Panel) RP-FM (100A panel 42 pole, 120/208V, 100A service) within this room.
    b. Provide a grounding system bus bar in this room. The grounding system bus bar shall be terminated in the earth either directly or via the steel structure of the building using #4/0 American Wire Gauge (AWG) copper cable with terminations. The ground in these rooms shall be electrically common with each other. Location of ground bus system in these rooms shall be determined at the time of layout. The grounding system bus bar size shall be no smaller than 2' 0" wide x 2" high x 1/4" thick, and it shall be mounted to the wall near the ceiling on 2 inch standoff insulators.

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c. Provide separate circuit breakers for two 30-amp 2-pole NEMA 5 twist lock receptacles, and ten 20-amp circuits. These alternating current (AC) outlets shall be flush-mounted in the ceiling above the radio racks. Circuit breakers shall be located in the same room as the equipment.
d. No more than 4 outlets per 20-amp circuit shall be permitted

16. Only recessed ceiling mounted light fixtures allowed in this room. Do not provide light above the mirror – since this room is required to be constructed to vandal resistant criteria.
17. This room shall be provided as follows:
    a. Provide (Receptacle Panel) RP-TR (100A panel 42 pole, 120/208V, 100A service) within this room
    b. Provide a grounding system bus bar in this room. The grounding system bus bar shall be terminated in the earth either directly or via the steel structure of the building using #4/0 American Wire Gauge (AWG) copper cable with terminations. The ground in these rooms shall be electrically common with each other. Location of ground bus system in these rooms shall be determined at the time of layout. The grounding system bus bar size shall be 6' 0" wide x 2" high x 1/4" thick, and it shall be mounted to the wall containing the 208 VAC outlets on 2 inch standoff insulators.
    a. Provide two 220 V @ 30-amp power outlets, spaced at 2-foot, 0-inch intervals along the rear 10-foot, 0-inch wall. Four 120 V @ 20-amp duplex outlets, spaced equally around the room
18. This room shall be provided as follows:
    a. Provide (Receptacle Panel) RP-TFR (100A panel 42 pole, 120/208V, 100A service) within this room
    b. Provide a grounding system bus bar in this room. The grounding system bus bar shall be terminated in the earth either directly or via the steel structure of the building using #4/0 American Wire Gauge (AWG) copper cable with terminations. The ground in these rooms shall be electrically common with each other. Location of ground bus system in these rooms shall be determined at the time of layout. The grounding system bus bar size shall be no smaller than 2' 0" wide x 2" high x 1/4" thick, and it shall be mounted to the wall near the ceiling on 2 inch standoff insulators.
    c. Provide two 20A UPS circuits for telephone equipment.
19. Provide three dedicated 120 V, 20-amp circuits
20. Provide two dedicated 120 V, 20-amp circuit
21. Provide 6 dedicated quadruplex receptacles on essential power in each closet. In multi-floor situations, closets designated as Room 98 shall be stacked. Provide each room with (8) 4 inch diameter core-drills between floors, except where room occurs on the ground floor. Core drills shall be vertically aligned between floors. Provide (3) three 3 inch sleeves from each closet to the cable tray. Provide one dedicated 20A UPS circuit for telephone equipment. Coordinate electrical outlet locations with the Tenant.
22. Provide receptacle strips mounted on wall above all counter tops with receptacles spaced at 12" on center.
23. Provide recessed mounted panel (Receptacle Panel) RP-EOC (100A panel 42 pole, 120/208V, 100A service) within this room. Panels shall be located in an A/V closet or otherwise placed out of sight of rooms' occupants.
24. This room shall be provided as follows:
    a. Provide (5) dedicated circuits.
25. This room shall be provided as follows:
    a. Install recessed panel (Receptacle Panel) RP-ND (100A panel 42 pole, 120/208V, 100A service) within this room.
    b. Provide dedicated duplex recessed electrical receptacles on essential power and conduit and boxes for data for the eight (8) security monitors.
    c. Provide eight (8) 20A UPS circuits for radio communication equipment consoles.

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26. This room shall be provided as follows:
    a. Provide ceiling mounted electrical outlets for the racks in room 100 when the layout is provided by the Tenant.
    b. HVAC equipment supplying Room 100 shall be fed from nearest essential panel, NOT from RP-CR.
    c. Provide (6) Six 3 inch sleeves from each Room 98 (A/B/C) closet to the cable tray.
    d. Room 100 shall be treated as an Information Technology Equipment room in accordance with NFPA 70, National Electric Code, and shall comply with the requirements of the Information Technology Equipment article in the most recent edition of NEC.
27. Refer to "UPS Requirements for Room 100" paragraph under the "Special Electrical Requirements "in the narrative section of this POR for specifications.
    a. Provide a fused disconnect (DS-CR) to support the UPS, and (Receptacle Panel). Provide (Receptacle Panel) RP-CR (225A, 3phase, 120/208V, two 42 circuit panels, surface mounted).
    b. UPS shall be fed from the disconnect and shall feed the Receptacle Panels RP-CR and RP-TIII.
28. Lessor shall Provide:
    a. Intercom at transaction window and deal tray in three locations as indicated on the diagram for communicating with visitors.
    b. Concealed conduit and pull-string from desk to ceiling of Scanning Area.
    c. Power for Tenant furnished and non-Tenant furnished items that require power, such as but not limited to:
        i. Package X-ray machine
        ii. CCTV monitoring equipment
        iii. 1 computer workstation
        iv. Metal detector
29. In this room, all power, communication, data, and camera conduits are to be mounted 9'-0" above finished floor.
30. Provide one dedicated 3phase, 208 V, 30-amp circuit. 208 V receptacles and cover plates SHALL NOT be installed until after compressor is delivered to space to ensure plug is compatible
31. This room shall be provided as follows:
    a. Provide retractable rugged duty fluorescent utility lights (EXUR500, Snap-On Tool Corp. or equivalent) overhead and to the side of each bay, approximately 6' above the floor.
    b. Provide multi-outlet and reels (four outlets Dayton NO. 1A136 or equivalent) overhead and to the side of each bay, approximately 6' above the floor. Reel cords shall be 25' in length.
    c. Hydraulic lifts shall be provided and installed by the Lessor. Lifts shall be Rotary brand lift, model # SPOA10. Assume one lift per bay. In one bay, to be designated by the Tenant during DIDs, provide instead one (1) Rotary brand lift, model #SPO15. If more than 6 mechanics, provide one (1) additional Rotary SPO15 lift in place of one (1) SPOA10 lift. Lessor shall provide all necessary electrical work as called for by manufacturer. Coordinate size and capacity of lift with Special Architectural notes for each type of bay. These sizes should be verified during design. Floor load shall be sufficient to support the combined weight capacity of these lifts.
    d. Provide dedicated duplex receptacle on the interior side of the walls at each bay.
    e. Provide two dedicated 50 amp 220 volt receptacles suitable for a welder or high amperage equipment, location to be coordinated with the Tenant.
    f. One bay will require 230 VAC three-phase electrical service for a tire balancing machine.
    g. Provide dedicated duplex receptacle on the interior side of the exterior wall at each bay

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h. Provide 1 all-weather electrical outlet on the exterior just outside the bays

32. Provide one four foot long, two tube, fluorescent light fixture, mounted horizontally 36" above each Tenant furnished work bench. Fixtures shall be independently switched.
33. Provide night light fixture on essential power on the secure side of the main entrance door to clearly illuminate the CDX-10 or S&G's lock operating features and instructions
34. This room shall be provided as follows:
    a. Each workbench shall be provided with two (2) dedicated 110v, 20-amp circuits of UPS power. These Workstations are open frame with no pre wiring. Wall boxes are preferred where wall access is available. Where the workbenches are not located along the wall, provide floor boxes. If floor boxes are not possible, provide power poles (Wiremold NP800C-10-2B or equivalent) at each designated workbench location with whipped BX power outlets (one - 4ft BX with quadruplex outlet and one - 10ft BX quadruplex outlet). Coordinate outlet locations with the Tenant during design.
    b. Convenience power shall be every 10 feet around the room with no more than four (4) outlets on one circuit.
    c. All receptacles within this room shall be 15" AFF.
    d. Coordinate power and data for AV system during design.
35. This room shall have conduit running from Room 1-8A into a floor box. The floor box is to be centered under where the table will be located.
36. This room shall be provided as follows:
    a. Provide (Receptacle Panel) RP-TIIV (100A 42-Pole panel, 120/208V) in a designated location within this room. The panel shall be on UPS power.
    b. Coordinate circuit breaker sizes with the Tenant for 120Vac 20-ampere, 120Vac 30-ampere, 208Vac 20-ampere, and 208Vac 30-ampere breakers.
37. Provide (6) 30Amp circuits (normal power) for specialty vehicle battery maintenance while under storage.
38. Coordinate locations and type of power receptacles with Tenant furnished exercise equipment. Coordinate location of power receptacle for ceiling/wall mounted television sets and Cable TV outlets. The Lessor shall provide (b) (4) [redacted] with 3/4 inch conduit for cable television for each television location.
39. This room shall be provided as follows:
    a. The Lessor shall provide 1 (one) 120Vac, 20-ampere duplex wall outlet every 6 feet, 0 inches. There shall be no more than three outlets per branch circuit, and all the outlets in the branch circuits shall be in this room. Each branch circuit shall consist of three wires; do not share neutrals or grounds.
    b. Provide one technical data outlet 36 inches AFF, every six feet along each wall. Each Data Outlet shall consist of one (1) 4" square flush box with dual gang mud ring and one (1) one-inch conduit to accessible ceiling in the same room as the box. Field verify exact locations with Tenant's Engineer.
    c. Provide two (2) 3" conduit sleeves through the wall above the suspended ceiling for access to the building cable tray.
    d. Provide two data/telephone (data and telephone combined) outlets mounted at 36" AFF, one (1) each on opposing partitions.
    e. Provide dedicated conduit and power for Cable TV.
40. This room shall be provided as follows:
    a. Provide (Receptacle Panel) RP-TIII (100A 42-Pole panel, 120/208V) in a designated location within this room. The panel shall be on UPS power.
    b. Provide fifteen (15) dedicated 208VAC/30A circuits with L6-30 receptacles. Provide twenty (20) dedicated 120VAC/30A circuits with L5-30R receptacles. All circuits shall be red from Panel RP-TIII. All receptacles shall be mounted to cable tray in this room. The locations of the receptacles are to be coordinated during design.

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c. Provide a Telecommunications grounding bus bar in this room installed according to TIA-607-B.
d. Provide 110v, 20-amp duplex power receptacles every 8 feet fed from panel RP-TIII with no more than three (3) outlets on one circuit.

41. Provide one wall phone outlet, on the partition, near the door. Provide one (1) 208V ac/20A, 6-20R receptacle and four (4) 120 Vac 20A, 6-20R receptacles and (4) 120 Vac 20A branch circuits with each branch circuit having two quad receptacles.
42. This room shall be provided as follows:
    a. Each workbench shall be provided with two (2) dedicated 110v, 20-amp circuits of essential power. These Workstations are open frame with no pre wiring. Wall boxes are preferred where wall access is available. Where the workbenches are not located along the wall, provide floor boxes. If floor boxes are not possible, provide power poles (Wiremold NP800C-10-2B or equivalent) at each designated workbench location with whipped BX power outlets (one - 4ft BX with quadruplex outlet and one - 10ft BX quadruplex outlet). Coordinate outlet locations with the Tenant during design.
    b. Convenience power shall be every 10 feet around the room with no more than four (4) outlets on one circuit.
    c. All receptacles within this room shall be 15" AFF.
    d. Coordinate power and data for AV system during design.
43. This room shall be provided as follows:
    a. Provide four (4) dedicated 30 amp 208 circuits with L6-30R equipment receptacles on building power; provide four (4) dedicated 30 amp 208 circuits with L6-30R equipment receptacles on UPS power.
    b. Provide two (2) dedicated 20 amp 120 volt circuits with 5-20-4 quadruplex equipment receptacles on UPS power.
    c. Provide 18" wide cable tray 84 inches above the finished floor spanning the room at the widest point. Provide above-the-ceiling water fall access at both ends of cable tray location.
    d. All equipment receptacles shall be mounted in cluster groups of one (1) L6-30R building power, one(1) L6-30R UPS power and one (1) branched 5-20-4 UPS power. Four (4) clusters are required. Each cluster shall be mounted 3 feet apart in plug mold attached to the cable tray 84 inches above the finished floor.
    e. Provide (1) one dedicated 110 volt, 20-amp circuit on UPS power with two (2) branched 110 volt, 20-amp quadruplex wall receptacles 15 inches above the finished floor.
44. For tenant installed panic alarm, provide ¾" EMT conduit at a designated location in the room. Conduit shall connect to a backbox mounted below desk height (or where designated by the Tenant), run up within the wall cavity, and terminate in a stub off into the room 12" above the ceiling.
45. This room shall be provided as follows:
    a. Provide six (6) dedicated 30 amp 208v circuits with L6-30R equipment receptacles on building power.
    b. Provide six (6) dedicated 30 amp 208v circuits with L6-30R equipment receptacles on UPS Power.
    c. Provide three (3) dedicated 20 amp 120v circuits with (6) 5-20-4 quad receptacles on UPS Power. Each dedicated 120v circuit shall have (2) 5-20-4quad receptacles.
    d. Provide 18 inch wide cable tray 84 inches above the finished floor spanning the room at the widest point. Provide above-the-ceiling water fall at both ends of the cable tray.
    e. All equipment receptacles shall be mounted in cluster groups of one L6-30Rbuilding power, one L6-30R UPS power and one branched 5-20-4 UPS power. Each group shall be mounted 1 foot apart with plug mold mounted to cable tray 84 inches above the finished floor.
46. This room shall be provided as follows:

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a. Provide two clusters of the following: (3) single gang data boxes with 1" conduit each to the plenum above with ring and string. One branched essential power 20 amp 110V circuit with 20 amp quad receptacles. Co-locate one power receptacle with each data box cluster. No more than two branches per circuit. All receptacles and data boxes within this room shall be 15" above finished floor.

47. Provide power for commercial grade washer and dryer within the bay.
48. This room shall be provided as follows:
    a. Provide (Receptacle Panel) RP-GB (100A panel 42 pole, 120/208V, 100A service)
49. Provide one (1) 208VAC/20A, 6-20R receptacle and four (4) 120VAC/20A branch circuits with each branch circuit having two quad receptacles. Provide 18 inch wide cable tray 84 inches above the finished floor spanning the room at the widest point and ensure clearance above the tray. All receptacles shall be mounted to cable tray with plug mold. Provide four (4) 220V receptacles dispersed throughout the space. The location of the receptacles to be coordinated during design.
50. Provide one (1) Technical data outlet.
51. Provide separate dedicated power outlets for Lessor provided ADA compliant countertop microwave oven and compact refrigerator.
52. Provide three clusters of three (3) 2 inch by 4 inch data boxes mounted 14 inches above finished floor (AFF), with 1" conduit to the plenum above with ring and string. Boxes are for data, telephone, and specialty data. Provide one dedicated circuit on UPS and Essential Power with three (3) 110 volt, 20-amp branched circuits with 20 amp quadruplex receptacles mounted 14 inches AFF. Provide convenience power 4 feet from the door and 8 feet around the room 14 inches AFF.
53. This room needs to be able to be made completely dark. All lighting must be configured to be turned off. No night lights in this area.
54. Coordinate power for floor mounted drying cabinet with self contained filters and circulating fan and drying racks provided by the Tenant.
55. Provide essential power for refrigerator with ice maker.
56. This room shall be provided as follows:
    a. Provide (Receptacle Panel) RP-SCIF (100A 42-Pole panel, 120/208V) in a designated location within this room. The panel shall be on UPS power.
    b. Coordinate circuit breaker sizes with the Tenant for 120Vac 20-ampere, 120Vac 30-ampere, 208Vac 20-ampere, and 208Vac 30-ampere breakers.
    c. Provide a Telecommunications grounding bus bar in this room installed according to TIA-607-B.
    d. Provide 110v, 20-amp duplex power receptacles every 8 feet fed from panel RP-SCIF with no more than three (3) outlets on one circuit.
57. This room shall be provided as follows:
    a. One Equipment Rack 80" Height x 24" Wide x 36" deep that will require (2) 120 Volt 20 Amp dedicated Duplex Nema 5-20R Isolated Ground Orange receptacles. Receptacles should be mounted at 18" from floor height behind the rack location.
    b. Provide cabling conveyance (conduit or J hooks) within SCIF spaces that will support/protect the Fiber cabling (6 Strand 50/125 Micron Laser Optimized Aqua in color) from the Office location (2-101B) to the Equipment Rack location (2-101C). Request 5' of excess cabling at each user location and 25' excess cabling at the Equipment Rack location. All terminations will be performed by the tenant.
58. Not used
59. Provide two (2) 120 VAC circuits, type Nema 5-20R".
60. Provide (2) Cat-5 cable drops in opposite corners of the room for cameras that will be placed near the ceiling. Exact placement should be coordinated with the Tenant.
61. Provide essential power electrical duplex receptacle and data outlet at all video monitor locations.

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16.0 APPENDIX 3: UNIT PRICE MATRIX

Request for Lease Proposal Number: _____
RLP Issuance Date: _____

Using the RLP and POR, the Offeror shall provide the quantities used in the calculation of tenant improvement costs proposed on GSA Form 1364, Block 12A. This Price List is not inclusive of all tenant improvement items, and is not intended for final price reconciliation. Prices shall be quoted as fully installed, operational and finished. The unit price includes all the cost of labor, material, general conditions costs, bond, insurance, direct and indirect overhead, markups of every tier, taxes and profit. Unit Prices shall include all required material and labor for a complete installation (i.e. cabling, fittings, accessories, etc.). Prices for the following items, when agreed upon by both parties, shall be incorporated in the Lease contract and shall be used to make adjustment for variances between the ratio based quantities referenced in Section11 and the quantities actually required by the final approved Tenant Improvement construction drawings. In addition, the Government will expect the Lessor to use the prices quoted below to develop change order proposals during construction and during the first year of the lease after occupancy, as indicated.

Item #	Description	Units	Unit Price During Construction	Unit Price for First year after Occupancy
PARTITIONS		(b) (4) [redacted]		
1	Partition type A1 – Ceiling High	LF		
2	Partition type A1S – Ceiling High Acoustic	LF		
3	Partition type A2 - Bullet Resistant	LF		
4	Partition type A3 – Secured Storage	LF		
5	Partition type A4 – Slab-to-Slab	LF		
6	Partition type A4A – Slab to Slab, Annex	LF		
7	Partition type A5 – Acoustical	LF		
8	Partition type A5A – Acoustical, Annex	LF		
9	Partition type A5S – Acoustical – STC-50	LF		
10	Partition type A6 – Acoustical – STC-45 with RFfoil	LF		
11	Partition Type A6C – STC-45 rated exterior (shell) wall	LF		
12	Partition type A7 – Perimeter	LF		
13	Partition type A8 - Vault Wall	LF		
14	Partition type 9 - secure CMU full-height and secure to structure above in Office Building	LF		
15	Partition type 9A – CMU full-height and secure to structure above in Annex	LF		
16	Folding acoustical partition (Basis of design is Modernfold Acousti-seal 932 operable partition, continuously hinged, STC 47 rating - or approved equal)	LF		
17	Ceiling high glass wall with sliding glass door and partition type A5 from the ceiling to the structure above	LF		
DOOR / FRAME / HARDWARE		(b) (4) [redacted]		
18	Door, 3'-0" Structural Composite Lumber (SCL) core with wood veneer with: 16GA knock down hollow metal frame, 3 Heavy duty - 5 knuckle - ball bearing hinges, mortised lockset	EA		

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19	Door, 3'-6" SCL with wood veneer with: 16GA knock down hollow metal frame, 3 Heavy duty - 5 knuckle - ball bearing hinges, mortised lockset	EA		
20	Door, 4'-0" SCL with wood veneer with: 16GA knock down hollow metal frame, 3 Heavy duty - 5 knuckle - ball bearing hinges, mortised lockset	EA		
21	Door, 6'-0" double, SCL, wood veneer with: 16GA knock down hollow metal frame, 6 Heavy duty - 5 knuckle - ball bearing hinges, mortised lockset	EA		
22	Door, 3'-0" 18 GA insulated metal door with : 16GA fully welded hollow metal frame, 3 Heavy duty - 5 knuckle – non-removable ball bearing hinges, electrified mortised lockset and STC 45 rating	EA		
23	Door, 3'-0" Hollow Metal door with hollow metal frame and mortised lockset	EA		
24	Door, 3'-6" Hollow Metal door with hollow metal frame and mortised lockset	EA		
25	Door, 4'-0" Hollow Metal door with hollow metal frame and mortised lockset	EA		
26	Door, 6'-0" double, Hollow Metal door with hollow metal frame, and mortised lockset	EA		
27	Door, 3'-0" SCL Dutch Door	EA		
28	Door, 6'-0" double glass exterior door at main entrance lobby	EA		
29	Door, 3'-0", SCL with 1' x 1' View Window (with integral blinds)	EA		
30	Door, 3'-0" Interior Full Lite Glass	EA		
31	Door, 6'-0" Double, Full lite Glass	EA		
32	Door, 6'-0" Double, Full lite Glass with etched Tenant seal			
33	Heavy duty door closer	EA		
34	Heavy duty concealed slide bolt	EA		
35	Door, 3'-0" Bullet resistant with: bullet resistant, fully welded frame and bullet resistant hinge	EA		
36	Roll-up Door, Heavy Duty (12' x 14')	EA		
37	Roll-up Door, Heavy Duty (14' x 14')	EA		
38	Roll-up Door, Heavy Duty, High Speed (12' x 12')	EA		
39	Acoustical door seals (head and jamb), automatic door bottom, aluminum (saddle) threshold	EA		
40	Mortised electric lock, storeroom function (including electric hinge and conduit to ceiling above)	EA		
41	KABA Mas CD-X-10 combination lock (including installation)	EA		
42	Sargent and Greenleaf 8400 series combination lock (model 8415-107)	EA		
43	Heavy duty surface slide bolt	EA		
44	Wide view, one way, observation door scope/door viewer (New-Vue wide angle door scope 2-3/8" Silver ABS or equivalent)	EA		
SPECIALTIES		(b) (4) [redacted]		
45	View Window: 1'-0" X 1'-0" (w/ integral window blinds)	EA		
46	Transaction Window (4'-0" x 4'-0")	EA		
47	Laminated Glass Vision Panel	SF		
48	Pistol Lockers	EA		
49	Rifle Racks	LF		

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50	Night Drop Box, (D Vault, Model DVWM0062SA)	EA		
51	Expanded metal mesh, diamond pattern, 10GA	SF		
52	Corner Guards	EA		
53	Mail Distr bution System – thru the wall adjustable mail sorter, similar to Hamilton Sorter # S4-48C	EA		
54	Millwork for Room 85	LF		
55	Millwork: Plastic laminate base cabinet and counter top with backsplash. Cabinets to be provided with one drawer with doors below with (2) adjustable shelves and one drawer stack.	LF		
56	Millwork: Wood Veneer (Executive Furniture Quality) base cabinet with the configuration with one drawer and doors below with (2) adjustable shelves	LF		
57	Millwork: Plastic laminate wall cabinet. Cabinets to be provided with (3) adjustable shelves	LF		
58	Evidence Lockers	EA		
59	Electronic cell phone/electronics cubbie unit – 20 cubbies	Per 20		
60	Slat wall	SF		
61	Rotary brand lift, model # SPOA10	EA		
62	Rotary brand lift, model # SPO15	EA		
SECURITY		(b) (4) [redacted]		
63	Bollards	EA		
64	Anti-eavesdropping Countermeasure for Windows (specify if Solarban XL Coating, CyberShield, or approved other)	SF		
65	Bullet resistant fiberglass panel (4' X 8')	SF		
66	Visitor Screening Facility (total cost) (as offered)	EA		
67	Guard Booth	EA		
68	Hydraulic vehicle barriers, K-12 rated (as offered)	EA		
69	Anti-ram K-12 rated fence	LF		
70	Anti-ram K-8 rated fence	LF		
71	Anti-ram K-4 rated fence	LF		
72	Perimeter Anti-Climb Fence (no K rating) (as offered)	LF		
73	RF Paint	Gallon		
74	Foil backed ceiling tile	SF		
75	TVM foil	SF		
76	Foil backed GWB (5/8" - 1 layer)	SF		
77	CCTV camera pole, 20' tall (including conduit and power)	EA		
78	Blocking for wall mounted TV location	EA		
79	Secure Return Air Grilles	EA		
80	Slab to slab chain link fencing, 14 foot tall, located in the parking structure.	LF		
81	Rolling chain link gate, 12 feet wide 14 foot tall	EA		
82	Sound lined Z ducts (16" X 24")	EA		
83	Deduct 10 PSI Blast Protection from glass and façade	EA		
84	Deduct Progressive Collapse	EA		
85	Lockable duct inspection access panels	SF		
86	RF Film Signals Defenses SD-1000	SF		

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FINISHES		(b) (4) [redacted]		
87	3/4" 4' X 8' fire-rated plywood board for blocking (mounted)	EA		
88	5/8" 4' X 8' fire-rated plywood for security (mounted)	EA		
89	5/8" 4' x 8' fire-rated painted plywood for mounting (mounted)	EA		
90	Wall paint (including primer and application - to level 4 finish)	SF		
91	Broadloom carpet - standard	SY		
92	Broadloom carpet - upgraded	SY		
93	Carpet Tile	SY		
94	Upgraded Carpet Tile	SY		
95	Epoxy wall paint	SF		
96	Epoxy floor coating	SF		
97	Resilient Flooring	SF		
98	Raised Access floor with Resilient Flooring	SF		
99	Raised Access floor with upgraded carpet tile	SF		
100	Cove Base	LF		
101	Painting (Primer and 2 coats) Color: To be determined at time of order	SF		
102	Black Out Shades	SF		
ELEC/TELE/DATA		(b) (4) [redacted]		
103	Installation of flush door access control backbox (including conduit and pull string)	EA		
104	Wall mounted duplex receptacle (Essential)	EA		
105	Floor mounted combination boxes (electrical, data, and telephone) flush mounted in concrete floor	EA		
106	Floor mounted combination boxes (electrical, data, and telephone) in RAF	EA		
107	Wall mounted duplex receptacle (Shielded)	EA		
108	Wall mounted duplex receptacle on dedicated circuit	EA		
109	Wall mounted duplex GFI receptacle	EA		
1110	Technical Data Outlet	EA		
111	L6-30R Outlet	EA		
112	Wall mounted quad receptacle (Essential)	EA		
113	Wall mounted quad receptacle (Shielded)	EA		
114	Floor mounted quad receptacle (Essential)	EA		
115	Floor mounted quad receptacle (Shielded)	EA		
116	Wall mounted telephone or data outlet	EA		
117	Systems open workstation furniture connection cluster groups	EA		
118	Power pole, wire mold 31TP or equal to accommodate 2 duplex, 2 phone, and 2 data lines each	EA		
119	100A, 120/208V, 3 phase, 4 wire, 20 pole, main breaker panel	EA		
120	Conduit, EMT, above the ceiling, with pull string - 3/4"	LF		
121	Conduit, EMT, above the ceiling, with pull string - 1"	LF		
122	Conduit, EMT, above the ceiling, with pull string - 2"	LF		
123	Conduit, EMT, above the ceiling, with pull string - 3"	LF		
124	Conduit, EMT, above the ceiling, with pull string - 4"	LF		
125	Conduit, PVC, underground, with pull string - 1" (including all required excavation and backfill)	LF		

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126	Conduit, PVC, underground, with pull string - 2" (including all required excavation and backfill)	LF		
127	Conduit, PVC, underground, with pull string - 3" (including all required excavation and backfill)	LF		
128	Conduit, PVC, underground, with pull string - 4" (including all required excavation and backfill)	LF		
19	Conduit, Rigid Steel, above the ceiling, with pull string - 2"	LF		
130	Wiremold Company 4" pokethru unit #RC-3-201GBS with communications adapter	EA		
131	Wiremold Company 3" pokethru unit #RC-700A-BR201G with communications adapter	EA		
132	One 8-pair twisted shielded traveling cable between the elevator control panel and the elevator machine room - for Tenant use only	LF		
133	2'-0" wide by 2'-0" long parabolic lighting fixture	EA		
134	2'-0" wide by 4'-0" long parabolic lighting fixture	EA		
135	8'-0" long, semi-indirect T-5 pendant lighting fixture	EA		
136	2'-0" wide by 2'-" long LED lighting fixture	EA		
137	Core drill thru concrete slab - 2" diameter	EA		
138	Core drill thru concrete slab - 4" diameter	EA		
139	Floor Mounted combination (electrical, data, phone" box for installation in concrete floor, including power and conduit			
140	Floor mounted combination (electrical, data, phone) box for RAF for training and multipurpose rooms including power and conduit	EA		
141	Mounting infrastructure for roof mounted antenna location (mounting support and weather head)	EA		
142	Paging system speaker	EA		
143	24" x 4" Cable Tray			
144	18" x 4" Cable Tray	LF		
145	6" x 2" Cable Tray	LF		
146	Fiber cabling	LF		
147	Copper cabling	LF		
148	RG6 Cabling	LF		
149	PVC sleeve, extending 6" on either side of the wall - 2" diameter (sealed after installation of tenant cabling)	EA		
150	PVC sleeve, extending 6" on either side of the wall - 4" diameter (sealed after installation of tenant cabling)	EA		
151	Generator, Automatic transfer switch, fuel tank (as offered)	EA		
MECHANICAL / PLUMBING		(b) (4) [redacted]		
152	Fire Alarm Aud ble (Speaker/Horn) and Visual assembly	EA		
153	New Building Standard lay in Fluorescent Fixture	EA		
154	Relocation of Fluorescent Fixture	EA		
155	Wall-Mounted Single-Pole Switch	EA		
156	Floor Drain	EA		
GENERAL		(b) (4) [redacted]		
157	Supplemental Air Conditioning Unit - 4 Ton, ceiling mounted	EA		
158	Relocation or new sprinkler head connect to main	EA		
159	Manbars (24" X 24")	SF		

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160	Thermostat w/associated HVAC controls/boxes/dampers (i.e. VAV)	EA		

17.0 APPENDIX 4: PRE-ACCEPTANCE SEQUENCE OF EVENTS

The following is an outline of the preferred sequence of events leading up to the final acceptance of the project (buildings and site work). The timeframes are approximate and vary between projects. Not all items requiring demonstration are listed. The intent is that all government witnessed tests, demonstrations, and observations shall be grouped according to their respective identified timeframes, where possible, in order for the Project team members to make the most cost efficient travel plans and to minimize interruptions to the construction effort. This document shall be used by the Lessor as a check-list to ensure that each item listed is fully operational, fully compliant with the POR, and fully ready for the government witnessed tests.

17.1 GENERAL:

A. This document is submitted to clarify the functional and operational performance requirements, tests, and observations required by the POR that will need to be verified by the Tenant. This will include demonstrations to the tenant, tests and observations by the tenant, and/or by submittals to the tenant of the appropriate commissioning test records. (Tenant, as described herein, generally refers to the tenant personnel involved with systems acceptance. Primary Point of Contact for the Tenant shall be the Project Manager, who will ensure the appropriate personnel are notified about upcoming tests and demonstrations.)

B. Coordination Meeting: Project team will meet in advance to plan the upcoming series of commissioning, tests, demonstrations, observations, punch lists, corrective work, etc.

C. All testing and demonstrations described herein or elsewhere within the POR document are to be performed at no additional cost to the Government. Any deficiencies noted during the testing and demonstrations will be documented and corrected and then retested at no cost to the Tenant. Final documentation shall confirm that the corrective actions have been made to the satisfaction of the Tenant.

D. For all of the demonstrations/testing listed below, the Lessor shall provide to GSA and the Tenant for their review and acceptance a comprehensive schedule. The Lessor shall also provide to GSA and the Tenant 5-day advance written notification that all applicable installations/systems (architectural, fire and life safety, security, mechanical and/or electrical) are substantially complete and that systems and devices have been tested by the Lessor's team and are fully operational and functioning as designed, and that the building and site are complete and ready for the applicable demonstration/test.

17.2 EARLY ACCESS ROOM PUNCH

(Sixty days (or earlier based on coordination between the Lessor and the Tenant) prior to Substantial Completion - applies only to projects with a requirement for early access rooms.)

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(SEE POR SECTION 15.14)

A. PREREQUISITE:

1. All early access rooms shall be complete, including flooring, painted, plywood mounting boards, etc. Ceiling panels are left out in rooms requiring ceilings where cabling is scheduled to be completed.

2. The HVAC systems shall be functional at this time

3. The rooms shall be clean with no extraneous materials.

4. The rooms shall be secured as required.

B. DEMONSTRATION/TEST

1. The room has been punched for all POR requirements.

2. All POR requirements shall be complete and operational.

C. PARTICIPANTS: Lessor's Commissioning Agent/Manufacturer's Representative, Tenant's Headquarters Engineer

17.3 50% SECURITY OBSERVATION

(To be scheduled between tenant and contractor)

A. PREREQUISITE

1. Lessor shall ensure that all items listed below are complete and operational, as applicable.

B. OBSERVATION

1. RF shielding is installed and before gypsum board is installed.

2. Plywood is installed on partitions and before gypsum board is installed.

C. PARTICIPANTS: Tenant (Security Division)

17.4 GENERATOR LOAD BANK TESTING

(Approximately 9 weeks prior to Substantial Completion)

(SEE POR SECTION 7.0)

A. PREREQUISITE:

1. The generator room shall be completely sealed and/or fire caulked to comply with the applicable codes.

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2. If the load bank cables are routed through the door, temporary plywood shall be installed to prohibit air transfer for the testing.

B. DEMONSTRATION/TEST

1. A factory trained service representative shall provide initial startup and testing of the standby diesel generator, including all associated generator equipment and controls, and make any corrections needed to ensure the standby diesel generator system functions properly. A copy of the factory's start-up report shall be submitted to the Tenant in advance of the Load Bank Test.

2. The generator shall be run at full load for a minimum of four hours to demonstrate power, stability, voltage and frequency. The Lessor or factory representative shall furnish the portable load bank and all necessary cabling, and fuel required to conduct the tests.

3. The following shall be demonstrated by the generator system:
   a. All controls, indicators, sensors and protective devices are operating properly. There shall be no temporary installation on any component of the generator system.
   b. Fuel gauges are properly displaying
   c. Outside air louvers are automatically operating.
   d. Lag pump operates automatically when lead pump fails.
   e. Generator operating parameters can be seen on the generator screen without any alarms.
   f. Generator is 100% loaded by measuring the real amps and volts from the load bank cables.
   g. The generator exhaust is vented properly.
   h. Permanent load bank is 50% capacity of the generator. The factory representative shall connect 50% load to the permanent load bank and 50% to the portable load bank.
   i. Run at full load for 4 hours.
   j. Battery and charger operate properly.
   k. Water jacket heater operates within proper temperature.
   l. Generator grounding is connected properly.
   m. Generator alarms display on the remote annunciation in Room 91.
4. <u>Upon completion and approval of all testing of the generator the Lessor shall fill the fuel oil storage tank to capacity.</u>

C. PARTICIPANTS: Lessor's Commissioning Agent/Manufacturer's Representative, Tenant's Headquarters Engineer

17.5 PRE-FURNITURE INSTALLATION PUNCH

(Approximately 1 week prior to furniture installation, to be coordinated with Lessor)

A. PREREQUISITE

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1. Lessor shall ensure that all work in areas to receive furniture has been completed (walls painted, flooring and floor base complete, ceilings and ceiling mounted devices and lights are installed).

B. OBSERVATION & PUNCH LIST CREATION

1. Prior to installation of furniture, perform a floor by floor punch list walk through to determine that all finish work has been completed where the furniture is to be installed.

2. The Lessor's A/E shall be responsible for creating, maintaining and distributing the punch list. Deficiencies shall be noted and corrected prior to the start of installation.

3. Significant deficiencies shall be corrected before furniture can be installed, and may delay furniture installation.

4. The Lessor shall complete all necessary repairs in locations that will be covered up by furniture components, prior to approval for the installation of the furniture.

C. PARTICIPANTS: Tenant, GSA, Lessor, Lessor's A/E, and Lessor's GC

17.6 ABOVE-CEILING OBSERVATION

(Approximately 4 weeks prior to Substantial Completion)

A. PREREQUISITES

A. Installation of power to doors

B. All (Lessor Managed) cabling completed

C. Tenant installation of Access Control System (ACS) and Intrusion Detection System (IDS), (incl., passive infra-red detectors, security video system (security monitors and cameras) glass breaks completed). (Prerequisite for barrier testing & security punch)

D. Tenant Telephone installation completed. (Prerequisite for PA testing)

E. Manbars, Access Hatches (Inspection Ports) and Z-Ducts shall be installed in HVAC Ducts.

F. All above-ceiling construction completed, including caulking of gaps and holes in acoustical and SCIF partitions.

B. OBSERVATION:

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1. Above-ceiling construction shall be inspected by the Tenant prior to ceiling panels being installed. The exception is for ceiling panels where ceiling mounted devices are installed.

2. Schedule for this observation shall be coordinated by the Lessor as floors are complete, so that the Lessor may install ceiling panels after each floor's above ceiling observation is complete and the condition is approved.

3. Lessor's AE shall document all deficiencies and repairs on an above ceiling punch list.

4. Lessor's GC shall perform all repairs and complete all work noted on the punch list.

5. Once the above-ceiling punch list has minimal remaining items, the ceiling tiles may be installed.

C. PARTICIPANTS: Tenant (FEDU/PM, PSU, OSEP, IDG), GSA, and Lessor's AE and GC.

Note: The following demonstrations/observations 17.7 through 17.14 should occur during the same week, if possible.

17.7 BUILDING AUTOMATION SYSTEM (BAS) & HVAC DEMONSTRATIONS:

(Approximately 2 weeks prior to Substantial Completion)

(SEE POR SECTION 6.0)

A. PREREQUISITES

1. The HVAC systems shall be 100% complete such that all required construction work is complete for all air and water side systems.

2. The building automatic temperature control and outside air/pretreatment systems shall have been completed and commissioned. The Lessor's AE shall have completed their final observation of the system and a copy of their final report provided a minimum of ten days in advance to the Tenant.

3. Final testing and balancing reports indicating the results of all air and water systems tests shall be submitted to the Tenant at least two weeks in advance of the demonstration. The report shall be signed and sealed by a testing and balancing engineer certified by the Associated Air Balance Council (AABC) or the National Environmental Balancing Bureau (NEBB).

B. DEMONSTRATION/TEST

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1. BAS DEMONSTRATION: The BAS, using Direct Digital Controls (DDC) for automatic control and monitoring of all HVAC system components, shall be used for the demonstration via the Building Operator's Workstation. This demonstration shall include HVAC systems in the main building, Annex, Visitor's Screening Facility (VSF) and any other buildings described in the POR that are connected to the BAS.

    a. The BAS shall automatically display failure or trouble alarms conditions by emitting a flashing light and an audible alarm to the workstation monitor. The building automation system location in the building manager's office shall receive all alarms including warning and critical alarms.

    b. HVAC Controls Workstation Room 91: The HVAC Controls Workstation shall be demonstrated capable of being used to monitor the status of the normal House and 24/7 HVAC systems 24 hours a day. In addition, the station shall be capable of initiating HVAC overtime when necessary. The critical alarms from any 24/7 location shall display the alarm condition on the monitor (flashing light and audible alarm). The alarm shall be immediately displayed over any currently running applications.

    c. No wireless technology or remote monitoring: The demonstrations shall show that the HVAC systems are not electronically connected to a remote location or an HVAC control agency outside the facility via internet or telephone communications access.

    d. Demonstration and Instruction: The Lessor, his Building Manager, or controls contractor, as applicable, shall demonstrate the satisfactory operation and provide all required instruction to the designated Tenant Field Office employees. Training shall be as necessary for them to adequately monitor the normal house HVAC system, and the dedicated 24-Hour HVAC system via the HVAC Controls Workstation in Room 91.

    e. The automatic controls for the normal building HVAC shall indicate operation on utility power and dedicated 24 Hour HVAC systems shall demonstrate operation on both utility power and essential power from the standby generator.

2. HVAC DEMONSTRATIONS: The following are specific HVAC system demonstrations. Additional demonstrations may be requested based on proposed HVAC system. There shall be no alarms and the control system shall not be set on manual control during these demonstrations. Prior to the start of the demonstrations, final HVAC sequence of operation shall be provided to the Tenant.

    a. Chilled Water System Operation: The computer color graphic displays shall include a water system diagram on a floor by floor basis, and shall be used to demonstrate the operation of the chilled water and condenser water systems, showing current status, set points, flow rates, pressure drop, etc. The diagrams shall show the chillers, chilled water pumps, condenser water pumps, free cooling system heat exchangers, piping, automatic valves and controls, as applicable. Demonstrate auto start of redundant (lag) chiller when operating (lead) chiller trips off. Reverse lead and lag chiller and repeat demonstration.

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b. Water Heating System Operation: The computer color graphic displays shall be used to demonstrate the operation of the water heating system components and controls. Demonstrate auto start of redundant (lag) hot water system when operating (lead) hot water.

c. HVAC System Pumps Operation: The operation of the pumps shall be demonstrated to have provisions for automatic alternation to equalize running time on each pump. The lag pump shall automatically come on when the lead pump fails.

d. Air Side System Operation: The computer color graphic displays shall also include an air system diagram on a floor by floor basis which shall be used to demonstrate the operation of both normal and 24/7 system air side component operation.
   i. The diagrams shall show the operation and status, set points, etc., of the floor and/or roof top air handling units, makeup air pretreatment/heat recovery unit, return air/relief air fans, fan-powered and VAV only terminal units, fan-coil units, rooftop air handling units, exhaust fans, automatic dampers and air side controls.
   ii. Demonstrate remote annunciation of a failed air handling unit due to loss of static pressure, loss of electrical power, or high air temperature. Demonstrate startup of a standby floor or roof top air handling unit upon failure of an operating air handling unit (as applicable), to maintain 24 Hour HVAC system room set point temperatures.

e. Room 100 Redundant Fan Coil Units: The operation of the Room 100 redundant computer room air conditioning (CRAC) units shall be demonstrated. With the simulation of one CRAC unit failure, the redundant CRAC unit shall automatically start, and the automatic controls shall open/close dampers, as required, to isolate the failed unit. The redundant unit shall maintain the design room set point temperature. The fire alarm shall not shut down the unit unless required by code.

f. Automatic Restart: All components of the Dedicated 24/7 HVAC System shall automatically restart (no manual reset) after a power interruption. Verify operation of each chiller, pump, air handling unit, fan-coil unit, VAV terminal unit, and redundant units on normal and emergency power. Demonstrate transfer of HVAC equipment from emergency power to normal power.

g. Demonstrate HVAC system is operating per the sequence of operation, Test and Balance (TAB) report, and construction documents.

h. Emergency fan off: All components of air intake and exhaust system shall shut off when manually commanded via BAS.

i. Receiving dock and mail receiving room: Confirm the system is isolated from the rest of HVAC system and emergency operation works properly.

j. Demonstrate the ambient noise from the mechanical equipment in the building doesn't exceed level specified in the RLP/Lease.

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C. PARTICIPANTS: Lessor's Commissioning Agent/Manufacturer's Representative, Tenant's Headquarters Engineer

17.8 ESSENTIAL POWER

(Approximately 2 weeks prior to Substantial Completion)

(SEE POR SECTION 7.0)

A. PREREQUISITES

1. The Lessor shall provide four sets of latest power and lighting drawings (half size or 11" x 17") to the Tenant.

2. Prior to demonstration of building systems to the Tenant, the emergency power distribution system (including essential power, as defined in the POR) and the standby diesel generator shall be completely installed, field tested and operable per the POR.

3. This ensures that the required electrical and mechanical tests and demonstrations can be performed concurrently to minimize the overall time required for the demonstrations, runtime on the generator, fuel consumption, etc.

B. DEMONSTRATION/TEST

1. A demonstration of the automatic transfer switch to sequence all required connected loads from utility power feeds to the generator in the time required, and re-transfer of the required connected essential power loads from the generator back to utility power is required.

2. With the generator running, and the required connected loads transferred from utility power feeds to standby generator power, the rooms and areas within (and exterior to) the buildings throughout the facility and the site will be checked by the Tenant to ensure electrical power has been established to the required connected loads (i.e., essential power panels, equipment, lighting, receptacles, HVAC system components, security system components, PA speakers/controls, etc.) and those items are functioning properly.

3. The generator shall be demonstrated to provide power to the required life safety systems and equipment within (and exterior to) the office building, Annex, VSF, and parking structure, per the POR. This shall also include egress lighting, emergency night lighting, elevators, etc., where applicable.

4. The engineer's field tests shall include observation and testing of receptacles on essential power for proper color and circuit identification, power availability, lighting sensor operation, Public Address system volume controls, and security access controls (keypads, etc.)

C. PARTICIPANTS: Lessor's Commissioning Agent/Manufacturer's Representative, Tenant's Headquarters Engineer, FEDU/PM

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17.9 LIGHTING CONTROL SYSTEM

(Approximately 2 weeks prior to Substantial Completion)

A. PREREQUISITES

1. The Lessor shall provide four sets of the latest lighting control drawings (half size or 11' x 17") to the Tenant to be used for the observation.
2. Installation of all lighting and lighting controls shall be complete.

B. DEMONSTRATION

1. The Lessor's factory authorized representative shall demonstrate that the complete lighting control system, including occupancy sensors, lighting control panels, photocell, manual switches, and override switches in the office building, Annex, VSF, parking structure and site lighting is functioning properly.
2. Demonstrate how the lighting control panel is capable of adjustment by the tenant.
3. Demonstrate how the daylight harvesting system automatically adjusts the output level while maintaining required lighting levels.
4. Validate the lighting levels in the Office Building, Annex, VSF, parking structure and site comply with the POR requirements.

C. PARTICIPANTS: Tenant (FEDU/PM), GSA, and Lessor

17.10 PUBLIC ADDRESS (PA) SYSTEM

(Approximately 2 weeks prior to Substantial Completion)

A. PREREQUISITES

1. The Lessor shall provide 4 sets of the latest PA drawings (half size or 11" x 17") to the Tenant to be used for the observation.

2. The PA and telephone system installation shall be complete.

B. DEMONSTRATION

1. The Lessor or factory authorized representative shall demonstrate the public address system including speakers and volume controls are functioning free of noise and distortion.

2. Verify the location of the PA system volume controls are installed per the POR and the controls operate as required.

3. Validate the public address system accepts signal from the telephone system.

4. Confirm the sound levels have been adjusted to proper sound levels to meet occupancy conditions.

C. PARTICIPANTS: Tenant (FEDU/PM), GSA and Lessor

17.11 UNINTERRUPTABLE POWER SUPPLY (UPS)

(Approximately 2 weeks prior to Substantial Completion)

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A. PREREQUISITES

1. A factory trained service representative shall provide initial startup and testing of the UPS and make any corrections needed to ensure that all functions, controls, indicators, sensors and protective devices are functioning properly prior to the Tenant test. A copy of the factory's start-up report shall be submitted to the Government in advance of the testing.

B. DEMONSTRATION/TEST

1. The Lessor or factory representative shall furnish the portable load bank and all necessary hookups, and fuel required to conduct the tests.

2. Fully load the system for one hour on the load bank to demonstrate that power, stability, voltage and frequency are within the acceptable tolerance range.

3. Demonstrate key bypasses are working properly.

4. Demonstrate battery back-up time meets the POR requirement.

5. After power is restored, confirm the battery is charging.

6. The Tenant will test and verify if outlets connected to the UPS are properly wired to the UPS and function without interruption.

C. PARTICIPANTS: Tenant's Headquarters Engineer, Lessor/Manufacturer Representative

17.12 BARRIER AND GATE TESTING

(Approximately 2 weeks prior to Substantial Completion)

(SEE POR SEC. 10.0)

A. PREREQUISITES

1. The Lessor shall provide a written certification to the Tenant stating that the operation of the barriers and gate is in conformance with the POR and that all portions of the system are complete, have undergone preliminary testing by the Lessor, and are ready for Tenant testing not less than 10 days prior to test date.

2. In addition, on the date of the test, the Lessor shall provide different types of vehicles (SUV, sedan, motorcycle and large van) for the testing of the barrier and gate system.

B. DEMONSTRATION/TEST

1. The Lessor's controls contractor shall demonstrate the proper operation of the vehicle barrier and gate control panels located at the VSF, the SSE and from the master control panel in the Room 91 Operations Center. The vehicle barriers, gates and control panels shall be demonstrated to operate properly under normal and standby generator power.

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2. The specific barrier test demonstrations are described below. Additional demonstrations may be requested based on site configuration.

3. Demonstrate the operation of master and slave panels.

4. Verify Hirsch system is working properly with the barrier system.

5. Operate four different vehicles in the normal mode. Review sequence and timing of the traffic light, gate, arm and barrier. Confirm that tailgating is not feasible.

6. Demonstrate that safety loop and safety edge on the gate are working.

7. Demonstrate auto reverse for the gate.

8. Operate in rush hour mode.

9. Operate in parade mode.

10. Demonstrate master control overrides the slave panel.

11. Demonstrate that EFO works properly.

12. Demonstrate that manual operation of hydraulic pumps works properly.

13. Demonstrate the barrier system works with the generator power.

14. Confirm snow melting system is operational (where applicable).

15. Demonstrate that audible alarms are working.

16. Demonstrate that the system will alarm and the gate will automatically close if a vehicle activates the Hirsch system and subsequently reverses, leaving the barrier/gate system open (in auto mode only).

C. PARTICIPANTS: Tenant (Headquarters Engineer, FEDU/PM), Lessor, Certified Manufacturer Representative

17.13 90% SECURITY OBSERVATION

(Approximately 2 weeks prior to Substantial Completion)

A. PREREQUISITE

1. Lessor shall ensure that all items listed below are complete and operational, as applicable.

B. OBSERVATION

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1. Locks, door contacts, and alarms are operational and reporting.
2. Cameras are operational and recording.
3. Access controls, gates, and barriers are operating correctly.
4. All cable penetrations are properly sealed.
5. All Z-Ducts, manbars and access ports are installed in ductwork as require by the POR.
6. Required sound attenuation (Field Rating of STC 45) is achieved at all SCIF perimeter doors.
7. Window film and blinds are installed as appropriate.
8. All devices (fire alarm, etc.) in SCIFs are approved manufacturer/models.

C. PARTICIPANTS: Tenant (Security Division)

17.14 FIRE & LIFE SAFETY PUNCH

(Approximately 2 weeks prior to Substantial Completion)

A. PREREQUISITES

17.14.A.1 Ensure all fire and life safety systems are complete and have been accepted by the local jurisdiction's fire and life safety inspectors.

B. OBSERVATION/TESTING

1. Fire pumps operate as required.
2. Fire alarm device placement, type and sound levels are acceptable.
3. Exit sign placement meets code.
4. Elevators operate properly during an event.
5. Fire rated construction located as required.
6. Dampers operate properly during an event.
7. Mechanical equipment shut-down operates as required.
8. Sprinkler installation is acceptable.

C. PARTICIPANTS: Tenant (Occupational Safety and Environmental Protection (OSEP) or Facilities Engineering and Design Unit (FEDU))

17.15 ARCHITECTURAL PUNCH

(Approximately 2 weeks prior to Substantial Completion)

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A. PREREQUISITES

1. All building and site work items not covered by previously listed observations are complete and operational.

2. All items identified on the current updated punch list have been corrected or addressed.

B. OBSERVATION:

1. Architectural items, e.g., doors, windows, finishes, millwork, site work, etc., and all items not covered by previously listed observations are observed.

2. Current updated punch list is checked to ensure all items are correctly addressed and compliant with the CD's and Lease documents, including the Offer, RLP, POR, and DID's.

C. PARTICIPANTS: Tenant (FEDU/PM/CM), GSA, and Lessor's Architect and GC.

17.16 FURNITURE INSTALLATION PUNCH

(Approximately 2 weeks prior to Substantial Completion)

A. PREREQUISITES

1. Furniture design drawings are reviewed by the Tenant's Furniture Program Manager to verify the furniture design meets the Agency's requirements.

2. Lessor shall ensure the furniture plans have been coordinated with the construction documents to ensure the furniture placement does not block any building components (electrical panels, thermostats, light switches, etc.) and that it correlates with the electrical, data and telephone outlets that service each furniture location, as applicable.

B. OBSERVATION

1. The Lessor's AE shall develop, maintain and distribute the punch list identifying any repairs or other work required on the furniture installation to ensure all furniture is in new, clean and undamaged condition.

2. Lessor shall be responsible for developing, maintaining and distributing the Furniture Punch List, which is separate and distinct from the Project's Punch List.

3. Lessor shall replace all damaged items, or repair them to like new condition.

C. PARTICIPANTS: Tenant (FEDU/PM and Furniture Program POC), GSA and the Lessor

17.17 LESSOR PREPARATION FOR FINAL ACCEPTANCE

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(Approximately 1 week prior to Substantial Completion)

A. PREREQUISITES
1. Lessor shall ensure the building and site are complete, systems are working properly, finishes are complete, and furniture installation is complete.

2. Lessor shall review all punch lists that have previously been developed (furniture and building/site) and combine the lists into one comprehensive list.

B. FINAL PUNCH LIST REVIEW

1. Lessor's AE and GC walk the buildings and site and verify and correct the remaining punch list items.

2. Lessor's A/E back checks all remaining open punch list items and develops final punch list, ensuring that only minor items remain that can be accomplished within 30 days after Substantial Completion

C. PARTICIPANTS: The Tenant's on-site representative(s), Lessor's A/E and GC

17.18 FINAL TENANT ACCEPTANCE (WEEK OF FINAL ACCEPTANCE)

A. PREREQUISITES:

1. Tenant receipt of written final punch list from Lessor.

2. All requirements listed in the Lease's definition of Substantial Completion are met

A. Substantial completion shall be defined in accordance with the AIA's definition as the stage in the progress of the work when the work or designated portion thereof is sufficiently complete in accordance with the contract documents so that it is available for occupancy or for its intended use by the Tenant. A Temporary Certificate of Occupancy (TCO) does not signify substantial completion.

B. In addition, the following conditions must be met and are required for substantial completion. Documentation indicated below must be submitted to the Contracting Officer.

1. The Architect's Certificate of Substantial Completion must be completed and signed. This document must include the punchlist of deficiencies identified by the owner's project team and the Tenant.

2. All building and security provisions must be complete and operational, including the entire perimeter vehicle barrier system.

3. All fire and life safety provisions must be complete and operational.

4. All building systems must be complete and operational.

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5. Each portion of the work must individually be substantially complete.

6. All final inspections by local and state jurisdictions must have been performed and their approval given.

7. All systems tests required by the lease must have been performed and the results accepted by the Tenant.

8. An HVAC Test and Balance Report must be submitted and the results accepted by the Tenant.

9. All interior spaces must be weather tight.

10. An Occupancy Permit must have been issued.

11. The Certificate of Occupancy and Fire Marshall acceptance must be documented and provided to the Tenant.

12. The Lessor's Architect and Engineers shall provide a punch-list to the Tenant.

13. Diesel generator and Building Automation System/Automatic Temperature Control Systems must have been completely tested and operational.

14. Submit a schedule for the completion of the combined punchlist.

3. Tenant receipt of executed copy of the AE's Certificate of Substantial Completion.

4. Certificate of Occupancy issued by the local jurisdiction.

B. FINAL TENANT WALK THRU:

1. Final Tenant walkthrough - comments on final punch list are closed, new comments are added, or modified.

2. Tenant signs document with list of remaining punch list items.

C. PARTICIPANTS: Tenant (FEDU/PM), GSA and Lessor's AE and GC

17.19 POST-OCCUPANCY VERIFICATION AND ACCREDITATION

(Approximately 30 days after Acceptance)

A. Secure space approval and SCIF accreditation (PSU).

B. Verification of final punch list completion.

C. Verification of MEP post-occupancy operation.

1. Perform visual observation of the mechanical system.

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2. Confirm any outstanding punch lists items are complete.

3. Analyze BAS operation. Review BAS operating parameters.

4. Interview building engineer and field office personnel for new issues.

5. Perform visual observation of the spaces.

6. Recommend adjustments due to change in room functions, improper design of the mechanical system (load calculation), or malfunctions.

7. Perform additional tests if needed.

17.20 MOCK-UP REQUIREMENTS

All mock-ups are to be scheduled by the Lessor to be ready for inspection by the Government team during the regular monthly construction meetings. The Mock-up should be constructed as a portion of the finished work so it should coincide with the upcoming construction schedule. No work represented by the mock-up shall proceed until it can be inspected by the Government and approved. The Government must be informed of scheduled mock-up reviews at least two weeks prior to the next construction meeting. It should also be part of the agenda for the upcoming construction meeting.

A. SCIF MOCK-UP
   1. The Lessor shall construct of a SCIF located somewhere within the new construction of the building. The walls of this SCIF room shall be left partially unfinished so that the Government can inspect components inside of the walls as required. After Government approval, the Lessor may proceed with the room, which will be used as the model to reference for further SCIFs.
   2. SCIF mock-up to include:
      a. Exterior wall RF foil, acoustical sealant, and all other components of an A6C wall
      b. RF foil, acoustical sealant, and all other components of an A6 wall
      c. Acoustical insulated door frames
      d. Door hardware including:
         1. Access control backbox and conduit
         2. Alarm control keypad
         3. Camera junction box and conduit
         4. Door Conduits
         5. Door Gasketing
         6. Automatic Door Bottoms
         7. STC rated door
         8. Wall sealing at deck conditions
      e. Typical office light switch, occupancy sensor, volume control, and thermostat layout on the wall. Thermostat does not need to be functioning, but location and layout needs to be approved.
      f. SCIF Hirsch Cabinet

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g. Conduit penetrations through SCIF wall (single entrance utility location and treatment)
h. The unsecure side of the SCIF door shall be finished to match building interior doors, as described in section 15.2 of this POR

B. ADDITIONAL MOCK-UPS
1. Lessor shall construct the following mock-ups for Tenant inspection and approval in the new building's designated locations:
   a. Camera junction box and conduit at a predetermined security location (utilize the junction boxes appropriate for the location as this will be built as part of the final work if possible)
   b. TV mount including blocking, data/coax junction box, as well as duplex outlet and conduit in a designated final location
   c. Window blinds (blind shall represent color and selection of the permanent interior blinds to be used in the new building)
   d. Typical Z-duct with man bars and access port, to be constructed at a required location in the building. This mock up shall show the construction within a completed interior wall assembly for an insulated duct
   e. Data/Phone combination and Electrical junction box(es) for typical office and systems furniture (include furniture umbilical cable and data box termination cover plate)
   f. Typical Cable Tray Installation
      1. Cable trays shall be installed (ceiling supported), within the current construction, preferably in the most complex circumstance to provide the most useful example when approved.
   g. Highest level of K-rated security fencing, to be installed in a permanent location but inspected by Government after first segment is installed for visual approval purposes only
2. The Lessor may request that the Tenant inspect for approval any additional mock-ups at monthly construction meetings.

C. PARTICIPANTS: Lessor's GC, Lessor's A&E, GSA, Tenant and Tenant's Headquarters

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18.0 (b) (4) [redacted]

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Springfield, IL Field Office – Additional Tenant Improvements

Ops Center Configuration

This project is to redesign the 24/7 Ops Center on the 2nd floor. The current configuration is not efficient and the large console, purchased from Engineered Data Products, no longer meets technical needs of the Center. This is a top priority project at the Field Office.

Scope:

1. Remove wall and door between 239 and 203, creating one large space.
2. Dispose of existing console located in room 203. Mount monitors (@8-10, 40" monitors) specifications to be provided) to the long wall adjacent to the corridor.
3. Relocate 6 cubicles (power/data) into the center of the new room, and 1 cubicle along left perimeter wall, close to the windowed wall. (see drawing)
4. Relocate existing door in room 239 (left wall), to the corridor wall, far left installation (see drawing).
5. Raised flooring for entire room, run data and power under floor.

Paint and Wallpaper

The following rooms shall be stripped of their wallpaper and replaced with new paint (please refer to the room data matrix attached to Exhibit B: Agency Requirements):

Rooms 100, 105, 107, 125, 127, 129, 130, 133, 135, 138, 142, 143, 146, 204, 228, 235, B03, B04, B05

Any other rooms or common areas containing wallpaper shall have their wallpaper stripped and replaced with new wallpaper.

New Barrier Model

The current barrier system shall be replaced with the Delta DSC-501 barrier system. Please refer to the attached Program of Requirements titled "Entrance Control – Hydraulic Vehicle Barriers Replacement."

(b) (4) [redacted]

Springfield Field Office
PROGRAM OF REQUIREMENTS
ENTRANCE CONTROL – HYDRAULIC VEHICLE BARRIERS REPLACEMENT

March 15, 2018

(b) (4) [redacted]

This POR provides specific agency requirements intended to give the Lessor information from which to develop their design.

U. S. General Services Administration

TABLE OF CONTENTS

1.0 PROJECT OVERVIEW 3

1.1 PROGRAM GENERAL 3
1.2 PROJECT PURPOSE 3
1.3 CODES AND STANDARDS 3

2.0 GENERAL REQUIREMENTS 3

2.1 SITE PLANNING 3

3.0 SECURITY 4

3.1 PHYSICAL SECURITY COUNTERMEASURES 4
3.2 HYDRAULIC VEHICLE BARRIERS (HVB'S) 5
3.3 HYDRAULIC VEHICLE BARRIER (HVB) SEQUENCE OF OPERATIONS 7
3.4 BARRIER AND GATE TESTING 8
3.5 CONSTRUCTION SITE SECURITY REQUIREMENTS AND PROCEDURES 9

4.0 DIAGRAMS 12

4.1 SITE: "PRIMARY SITE ENTRANCE" (PSE) AND "SECONDARY SITE ENTRANCE" (SSE) CONCEPTUAL LAYOUT 12

5.0 PROCEDURES 13

5.1 SECURITY CLEARANCE REQUIREMENTS 13
5.2 PROJECT PHASES 14
5.3 PROJECT INITIATION MEETING 14
5.4 COST DOCUMENTATION: 14
5.5 CONSTRUCTION SCHEDULE: POST AWARD 15
5.6 CONSTRUCTION INSPECTION 15
5.7 CONSTRUCTION KICK-OFF AND CONSTRUCTION MEETINGS 15
5.8 SUBMITTALS 15
5.9 DOCUMENT SECURITY 15

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1.0 PROJECT OVERVIEW

1.1 PROGRAM GENERAL

This document represents the Government's detailed design requirements for the proposed Primary Site Entry and Secondary Site Entry's Hydraulic Vehicle Barriers (HBV) to the extent such requirements can be documented in the absence of a design to graphically illustrate the requirements. The Government believes these documents are thorough, of high quality, and are as complete as can reasonably be expected.

The project implementation must be complete in every way, and must provide the durability, serviceability, and full functionality anticipated by the requirements within the POR for the contracted term, notwithstanding that all the technical requirements or arrangement of any component of the facility may not have been completely described.

1.2 PROJECT PURPOSE

The project purpose is to upgrade the existing hydraulic vehicle barriers and gates. The Lessor shall provide two (2) new Hydraulic Vehicle Barriers (HVB) per entrance to replace the existing HVB. The new HVB shall the Delta Scientific Model DSC-501 Barriers. The gates shall be replaced with sliding gates. There are two entrance per site. At least one entrance shall be fully operational during construction and site improvements to ensure the continuous operation of the existing facilities.

1.3 CODES AND STANDARDS

The Lessor shall comply with all applicable federal, state, and local building codes, zoning ordinances, and laws and shall obtain all permits and approvals required by the authorities having jurisdiction (AHJ). All design and construction work performed for this project shall comply with the most current edition of the codes adopted by the project jurisdiction. Any existing component of this site, used as part of this project shall be brought up to current code standards to the greatest extent feasible.

All products, materials, and equipment specified shall be installed in accordance with the manufacturer's recommendations and written specifications.

2.0 GENERAL REQUIREMENTS

2.1 SITE PLANNING

A. Existing site conditions shall be evaluated prior to the submission of the proposal to determine if these required items are to be relocated. Coordinate with Government based on existing site conditions.

B. Primary Site Entrance: Refer to drawing "Primary Site Entrance" (PSE) conceptual layout in DIAGRAMS section of this POR unless noted otherwise, all elements called out in the conceptual layout shall be provided, installed, and maintained by the Lessor.

   1. Hydraulic barrier and traffic arm: The barrier portion of the unit shall be a maximum of 12'-0" wide. The operating mechanism shall be located on the secure side of the perimeter barrier, and on the side of the entrance lane opposite the visitor screening facility (if the facility has one) so that it does not interfere with the wheel chair exit route. When the barrier is in the down position the full width of the traffic lane shall be clear. When the barrier is in the up position, the maximum dimension between it and

any other anti-ram/anti-climb portion of the perimeter barrier shall be 4'-0" clear. No portion of the operating component shall extend beyond the curb line into the traffic lane. The hydraulic barrier shall be provided with both a traffic arm and a red/green traffic light to control vehicle movement through the barrier. Locate the traffic light so that it will be easily seen by a driver in a vehicle in front of the gate and barrier. The hydraulic barrier shall be installed per manufacturer's recommendations regarding storm water drainage.

2. Loop detector: Each loop detector shall be saw cut into the pavement to control barrier activation by detecting the presence of a vehicle. The loop detector and the access control keypad shall be aligned and be located optimally from the related traffic arm.
3. Sliding gate: The gate will normally be closed to prevent unauthorized persons from walking into the compound. It is not an anti-ram vehicle barrier. It is activated by the keypad and shall open in unison with the hydraulic barrier. In addition the capability shall be provided to leave the gate open, when desired, while the hydraulic barrier is still controlled by the keypad. Maintain a maximum clearance of 4" between the bottom of the gate and the drive lane surface. Any variation to the operation of the gates (for example, pivoting or swinging), shall require approval by the LCO. At all motorized gates (primary and secondary entrances), every exposed entrapment point must be eliminated or guarded. Gates and their installation must meet UL 325.
4. Bollards: The bollards shall form part of the perimeter vehicle barrier and shall meet the anti-ram requirements for the perimeter vehicle barrier. Bollards shall be spaced no more than 4'-0" clear. Benches, trash receptacles, planters, and other site amenities which are designed to meet the anti-ram requirements are acceptable and may be offered. Bollards and other amenities shall be located so they can't be used to climb over the perimeter fence. Details and calculations shall be provided to the Government for approval at the 50% plan submission stage to show compliance with the anti-ram barrier requirements.
5. Keypad: Two access control keypads are mounted on a dual height pedestal at the site entrance to accommodate various vehicle heights and because drivers are typically required to enter their PIN in addition to waving their badge. A single keypad is required at the site exit drive lane since drivers are only required to badge out. The keypad will activate the sliding gate, its respective traffic arm, and the hydraulic barrier. The keypad will be furnished by the Tenant, all other mounting and accessories, including the pedestals, shall be provided by the Lessor. The Lessor shall also provide bollards placed to protect the pedestals from being damaged by vehicles.
6. Speed Bumps: Existing to remain or provide new as required.

3.0 SECURITY

3.1 PHYSICAL SECURITY COUNTERMEASURES

A. The perimeter vehicle barrier system to be provided for this project shall have been tested and certified by the Department of State, Department of Defense, or approved testing facility to meet the DOS K-rating, DOD K-rating or ASTM F2656 rating required by the design.

B. Where the perimeter vehicle anti-ram barrier is broken for vehicular access (PSE and SSE), the Lessor shall provide hydraulic anti-ram vehicle barriers.

1. The vehicular access gates at the perimeter fence are not required to meet anti-ram standards. However, if anti-ram gates are used, this installation will not preclude the

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installation of a hydraulic anti-ram vehicle barrier, as the sliding gate will not meet the minimum activation time.

2. Where vehicular access gates are provided at the Perimeter fence, the gate shall be equipped with high speed gate operators - SlideDriver 50VF3 by HYSPEED (3' per second) or equal for sliding gates.
3. Any break in the perimeter vehicle barrier system (i.e. between bollards or between the crash rated fence and hydraulic vehicle barrier) shall not exceed 4'-0" clear.

C. Hydraulic (wedge type) vehicle barriers (HVB): Access to parking areas and driveways within the area of the established setback shall be restricted with an HVB system, with two (2) HVB's per each entrance required (one for each ingress and egress lane). Maximum HVB width that will meet the required operational cycle speed is 12 feet. If the design of the drive lanes requires barrier protection for more than 12 feet, two barriers may be provided.

3.2 HYDRAULIC VEHICLE BARRIERS (HVB'S)

A. The Lessor shall provide HVB's at all vehicular ingress/egress points within the compound perimeter which have been tested and certified to stop a 15,000 pound vehicle traveling at 50 mph with a penetration of less than 3'-0". The barrier shall be Delta Scientific model DSC501(b) (4) [redacted]

B. The barrier system shall have the following characteristics:

1. Shallow foundation. The frame of the barriers shall not exceed 18 inches.
2. Emergency fast operation mode (EFO). The barriers shall have the capacity to be fast deployed from the open position to secured position in less than 1.0 second.
3. The barrier system shall have the capacity to cycle at least 120 cycle per hour.
4. Second strike capability. The barrier system shall have the capacity to withstand a second high impact strike immediately after suffering an attack.
5. The barrier system shall have an adjustable operational speed

C. The HVB system shall be installed by a Delta Scientific technician. A third party vendor is not allowed.

D. As part of the rental rate and for the life of the lease, the Lessor shall provide periodic maintenance performed by factory trained and certified technicians. The Lessor shall provide monthly, quarterly, and yearly preventative maintenance as recommended by the manufacturer. These reports shall be provided to the Tenant. A minimum of one week's notice shall be provided to the Tenant in advance of any planned maintenance. Provide and stock commonly used spare parts on site.

E. All repairs to the system shall be performed by factory trained and certified technicians. Repair personnel shall respond to the site and repair the unit(s) within 24 hours of a request, barring unusual circumstances where a large part may have to be ordered.

F. The Lessor shall provide proper operation and sequencing of HVB's per Tenant requirements during the development of the design. Lessor shall provide minor sequence of operation changes during commissioning to adjust according to site configuration, and also an adjustment after one (1) and four (4) months of operation, if needed, both at no cost to the Tenant. Power for the HVB system shall be fed from the essential power system.

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G. The vehicular access gates shall operate in unison with the HVB's. Speed bumps shall be provided to control approach speeds.

H. Nameplate shall be permanently attached to each HVB. Data shall be legibly marked on corrosion-resistant metal plates and shall consist of at least the following:

1. Manufacturer's name.
2. Model number.
3. Serial number.
4. Date of Manufacture.

I. HVB shall be provided with following options:

1. Programmable Logic Controller (PLC) based control system with local Uninterruptible Power Supply (UPS) protection for the PLC system.
2. Delta Scientific touch screen master control panel (in Room 91A) with annunciator, reset, all needed wiring, with slave panel and Hirsch control override. Master panel to handle as many barriers as provided by the Lessor. Push button controls for emergency fast operation. The master control panel shall show status of the HVB's.
3. Touch screen slave control panel in the Guard Shack with annunciator; reset all needed wiring, with slave panel and Hirsch control override. Slave panel to handle as many HVB's as provided by the Lessor. Push button controls for up down HVB positions. Push buttons and indicator lights shall show the status of the HVB's.
4. Stop/go signal arms in front of HVB's (one per HVB). Fast operating gate arm (less than 1 second to rise and close). Manufacturer: Magnetic Gate Arm.
5. LED stop/go signal light in front of HVB's (one per HVB)
6. HVB auxiliary limit switch (one per HVB)
7. In-driveway, vehicle presence detector loop (three per HVB)
8. Hydraulic power units (HPU) sufficient to move all HVB's with all associated hoses, wiring and electrical disconnects
9. Emergency hydraulic hand pump, manual operating system (one per hydraulic power unit).
10. Manual method to lower/raise the HVB without hydraulics
11. Vehicle detector loop sensors shall be protected against electronic pulses received during generator startup
12. Emergency fast up operation (one second raise)
13. Hydraulic oil reservoir heater unit for each HPU
14. Snow melting, heat tape in the trench drain and on each HVB drive surface.
15. The HVB shall be fully galvanized. The outside of the HVB cabinets shall be factory-coated with Linex.
16. Locked outdoor rated remote panel on a pedestal at the SSE.
17. Options recommended by the HVB manufacturer based on the site and weather conditions.
18. Safety edge on the sliding gate.
19. Provide a battery for the sliding gate to operate for 2 minutes, which allows power to transfer from normal power to generator power.

J. HVBs must include provisions for unobstructed drainage to offsite drainage system and the system shall be kept free of debris buildup at all times. Provide a drain trench along the length of the HVB.

K. Grading of surrounding surfaces at each HVB must slope so that water sheds away from the barriers.

3.3 HYDRAULIC VEHICLE BARRIER (HVB) SEQUENCE OF OPERATIONS

A. Normal Mode:

1. A vehicle approaches the entrance which has the HVB in the up (no vehicles can pass) position with no guard present in the Guard Shack.
2. The Vehicle pulls up to the Tenant furnished access control keypad as well as over entry (first) vehicle detection loop (arming loop) that is imbedded in the driveway right beside the keypad.
3. The driver enters a code. Upon validation of the code by the access control system, and acknowledgement by the arming loop that there is a vehicle present, a voltage is sent to the gate and HVB control system and the gate opens first, followed by the HVB.
4. After the HVB has lowered and the gate has opened, the traffic arm shall rise, and the traffic light shall turn green, at which time the vehicle will drive over the HVB. Upon activation of second vehicle detection loop, the traffic light shall turn from green to red.
5. Once the vehicle is through and the trailing (third) vehicle detection loop no longer detects a vehicle's presence, the traffic arm will lower immediately, then the HVB will rise, and the gate will close.
6. Sequence time from entry of access control PIN through vehicle entry and reclosure of barriers shall not exceed 25 seconds.
7. If a second vehicle approaches the entrance and actuates the arming loop before the first vehicle clears the third detection loop, the barrier shall still complete the cycle; however the gate shall reverse and remain open or begin to open for the second vehicle. If the barrier is down because the first vehicle has not yet cleared the third vehicle detection loop when the second vehicle's code is validated by the access control system, then the barrier shall remain down, and the light and arm shall allow the vehicle to go. After the first vehicle crosses the third loop, the barrier goes up and arm coming down, but the gate held open for the second vehicle. Although a complete HVB cycle is required for each vehicle, the gate may remain open for back to back cycles.
8. The gates and HVB for each drive lane shall operate independently from one another.
9. Whenever the safety sensor for the gate is tripped, the sequence shall reclose the gate after 45 seconds.

B. Special Mode:

1. High traffic mode: With a guard present, the fence gate will be held in the open position and the HVB will be controlled by push buttons from inside the Guard Shack. In addition, while the fence gate held open, the keypad shall operate the barrier and the arm only.
2. Parade mode: With a guard present at the entrance, all HVB system is locked open from the master or the slave control panels. The traffic light is always green.

3. The operation of the gate and HVB may always be overridden by a remote master control panel mounted in Room 91 inside the Office Building.
4. From the slave panels, the Emergency Fast Operation (EFO) shall only operate the HVBs at the site entrance/exit where the EFO button is located. (On pedestal at the SSE, and in the Guard Shack at the PSE.) But from the master panel, the EFO shall operate all entrances.
5. HVB' shall have the ability to be locked in either the up or down position from all control stations (Operation Center and VSF).
6. More detail sequence of operation shall be provided after the award. The Lessor shall design in compliance with the (b) (4) Barrier System Version dated 11/06/2012.

3.4 BARRIER AND GATE TESTING

(Approximately 2 weeks prior to Substantial Completion)

A. Prerequisites:

1. The Lessor shall provide a written certification to the Tenant stating that the operation of the barriers and gate is in conformance with the POR and that all portions of the system are complete, have undergone preliminary testing by the Lessor, and are ready for Tenant testing not less than 10 days prior to test date.
2. In addition, on the date of the test, the Lessor shall provide different types of vehicles (SUV, sedan, motorcycle and large van) for the testing of the barrier and gate system.

B. Demonstration/Test:

1. The Lessor's controls contractor shall demonstrate the proper operation of the vehicle barrier and gate control panels located at the Guard Shack, the SSE and from the master control panel in the Room 91 Operations Center. The vehicle barriers, gates and control panels shall be demonstrated to operate properly under normal and standby generator power.
2. The specific barrier test demonstrations are described below. Additional demonstrations may be requested based on site configuration.
3. Demonstrate the operation of master and slave panels.
4. Verify Hirsch system is working properly with the barrier system.
5. Operate four different vehicles in the normal mode. Review sequence and timing of the traffic light, gate, arm and barrier. Confirm that tailgating is not feasible.
6. Demonstrate that safety loop and safety edge on the gate are working.
7. Demonstrate auto reverse for the gate.
8. Operate in rush hour mode.
9. Operate in parade mode.
10. Demonstrate master control overrides the slave panel.
11. Demonstrate that EFO works properly.
12. Demonstrate that manual operation of hydraulic pumps works properly.
13. Demonstrate the barrier system works with the generator power.
14. Confirm snow melting system is operational (where applicable).
15. Demonstrate that audible alarms are working.

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16. Demonstrate that the system will alarm and the gate will automatically close if a vehicle activates the Hirsch system and subsequently reverses, leaving the barrier/gate system open (in auto mode only).

C. Participants: Tenant (Headquarters Engineer, FEDU/PM), Lessor, Certified Manufacturer Representative

3.5 CONSTRUCTION SITE SECURITY REQUIREMENTS AND PROCEDURES

A. The General Contractor shall assist the Tenant to the greatest extent possible to safeguard the security of the construction job site. The Lessor, General Contractor and their subcontractors and suppliers, and all other individuals involved in the construction process shall adhere to the security measures and policies set forth below.

1. Access Control Facility
   a. Site security and access will be controlled by a Tenant Project Site Security Officer (PSSO).
   b. The Tenant may deny access to any part of construction site or facility at any time. The PSSO will notify the contractor of access denial.
   c. No uncleared or unescorted personnel will be permitted access within the secure perimeter of the construction site.
   d. The PSSO will maintain an access control list based on a "cleared worker" roster which will be submitted to the contractor on a weekly basis for updating.
2. Entry/Exit Inspection
   a. All persons and vehicles entering and exiting the site may be inspected. All personnel may pass through a walk-through metal detector, or, if entry by a secondary gate is necessary, by hand-held metal detector. All visitors and day workers are subject to search, including x-ray, of their possessions.
   b. All vehicles and their contents, entering or leaving a construction site, support site or Secure Storage Area are subject to search and inspection. Drivers and passengers may undergo metal detection inspection prior to entering or leaving the construction site.
3. Identification Badge
   a. Photo identification badges shall be worn by all project personnel while on the construction site. The PSSO will establish an access control identification card system for all workers or visitors on the site.
   b. Issuance
      i. All personnel seeking access to the site will be issued an identification badge bearing his/her photograph, and other security related information. Admission to the site is permitted only after the guard has verified the photograph on the badge matches that of the individual.
      ii. Cleared personnel. Permanent cleared contractor personnel will be issued a permanent site access badge. Cleared project personnel will retain their badges during the construction period and shall not publicly display the badge when off the project site.
      iii. Uncleared personnel. For non-permanent uncleared contractor personnel, an identification badge will be issued each day in exchange for an official, Government-issued, photo-bearing identity document. Document facsimiles or reproductions are not acceptable. The official, Government-issued, photo-

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bearing identity document will be returned to uncleared personnel upon return of the identification badge and departure from the site. All uncleared personnel shall leave their badges at the Access Control Facility (ACF) upon leaving the project site.

c. Display. All persons shall prominently display the badge above the waist on the front of the body while on the construction site. Badges may be displayed using armbands.

d. Surrender or Loss of Badge

   i. Loss of badge or failure to comply with established procedures may result in the person being denied access to the construction site.

   ii. All costs resulting from the removal of the employee shall be the responsibility of the contractor.

e. Disposition of Badges. All identification badges issued for construction site access shall be returned and accounted on a daily basis, or when site access is no longer required, when job termination occurs, or upon demand by the PSSO.

4. Visitors

   a. All visitors to the secure storage area or construction site shall be approved in advance by the PSSO or designee.

   b. Visitors shall be escorted by cleared permanently assigned project personnel at all times.

   c. All visitors, cleared or uncleared, are required to wear and display a visitor's badge at all times on the construction site.

   d. Authorized visitors will be issued temporary visitor badges which shall be returned and accounted for on a daily basis.

5. After-Duty Hours Access

   a. Uncleared personnel will not be permitted access to the construction site or secure storage areas after normal duty hours without prior authorization from the PSSO.

   b. All personnel seeking access to the site after normal business hours must coordinate with the PSSO and will be required to sign in/out in the Visitor's Log.

6. Parking On Site

   a. Parking of vehicles on site will not be permitted without the advance written approval of the PSSO. Failure to obtain advance approval may, at the option of the Tenant, result in the removal of the vehicle from the premises with the contractor or owner assuming all resultant costs.

7. Site Deliveries

   a. Deliveries to the construction site or secure storage area shall be scheduled a minimum of 24 hours in advance with the PSSO and delivered during normal business hours, as defined by the contract, unless approved in advance by the PSSO. Failure to provide advance notice of a delivery may, at the option of the Tenant, result in denial of acceptance of the delivery.

8. Storage of Workers' Tools

   a. The contractor may provide on-site space for the storage of workers' tools in order to reduce, if not eliminate, the need for daily introduction/removal of these items to or from the construction site. Adherence to this procedure will serve to facilitate

more expeditious security screening of construction personnel as they seek entry to the site.

9. Photography
   a. The contractor is prohibited from taking any photographs without the written approval of the PSSO. The PSSO will coordinate any requests for photography on site.
10. Prohibited and Restricted Items
   a. The following items are prohibited at the construction site: firearms, knives or other weapons; illegal or controlled substances without a medical prescription; alcoholic beverages.
   b. The following items are not permitted on the construction site without advance written approval of the PSSO, and are subject to any restrictions, limitations or other requirements which the PSSO may stipulate: explosives - limited to the amount that is strictly required for construction; photographic equipment; and electronic devices to include cell phones with cameras, audio or video recording equipment, transmitters, receivers (other than AM/FM stereos), or any listening devices, with the exception of hearing aids.

4.0 DIAGRAMS

4.1 SITE: "PRIMARY SITE ENTRANCE" (PSE) AND "SECONDARY SITE ENTRANCE" (SSE) CONCEPTUAL LAYOUT

Coordinate exact location of barrier system components with manufacturer's recommendations.

(b) (4)

[redacted]

LEGEND

Direction of Pedestrian Circulation

Primary Direction of Vehicular Circulation

KEYED NOTES

1 Keypad and Ai-phone on Dual Height Pedestal
2 Sidewalk
3 Man Gate
4 Hydraulic Barrier
5 Loop Detector
6 Sliding Gate
7 Bollards
8 Keypad on Dual Height Pedestal
9 Speed Bump
10 Perimeter Antiram Barrier / Pedestrian Fence
11 Concrete Paving
12 Barrier Power Unit
13 Traffic light
14 Traffic Arm

5.0 PROCEDURES

5.1 SECURITY CLEARANCE REQUIREMENTS

A. The Lessor shall agree to insert terms that conform substantially to the language of the security clearance requirements section of the POR in all subcontracts. The requirements specified in this section apply to all contract workers including, but not limited to, construction, network cabling, maintenance, and cleaning service personnel.

B. Upon award of the contract, individuals (b) (4) [redacted] shall accurately complete the following forms an

1. SF-86, "Questionnaire for National Security Positions" OR SF-85P, Questionnaire for Public Trust Positions",
2. Two copies of form FD-258 (fingerprint card)

C. All individuals working on this project shall accurately complete the following forms and (b) (4) [redacted] at least 35 work days prior to start of design work or arrival of individual to the site of the work under contract. Forms can be obtained from the local (b) (4) [redacted] Office.

1. FD-816 (Background Data Information Form), two copies
2. FD-258 (fingerprint card), two copies
3. FD-484 (Privacy Act)
4. FD-857 (Sensitive Information Non-Disclosure Form)
5. FD-316, (General Application Form) (Note: under Reason for Access Entry, type in "new construction project".)
6. Document Security form from GSA PBS Order 3490.1A (as necessary)

D. It is the responsibility of the Lessor to ensure all contractor personnel are in full compliance with applicable Immigration and Naturalization Service, US Department of Justice, Employee Eligibility Verification requirements, such as those set forth in Title 8, U.S. Code, and Section 274a.

E. A background investigation, the scope of which will be at the discretion of the (b) (4) [redacted] conducted on all contract personnel working under this Lease. At the discretion of the (b) (4) [redacted] contract individuals may also be interviewed by the (b) (4) [redacted] regarding foreign travel, associates, residences or other matters of concern to the FBI in deciding whether to grant access to its facilities, property, or information, and may be requested to undergo a polygraph examination to fully resolve any security concerns. Refusal or failure to accurately complete the forms, to be interviewed, or to undergo a polygraph examination to resolve any questionable matters shall be deemed reasonable cause for denial of access to Government facilities, property or information. Lack of candor may also be a strong factor for denial of access.

(b) (4) [redacted] facilities, property or information, will be granted only where such access is clearly consistent with the mission and responsibilities of the (b) (4) [redacted] contract individual is denied access to any (b) (4) [redacted] not disclose to the contractor the reason for denial and will only make such disclosure to the affected contractor employee pursuant to the provisions of the Freedom of Information (b) (4) [redacted] will not be liable for any expense in the replacement of the individual or any costs incurred by the contractor as a result of such denial. It is the policy (b) (4) [redacted] that these individuals already employed by the contracting organization/ individual (i.e., that the individual's employment not hinge upon an access or security

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clearance determination by t[redacted] will assume no liability between the contracting organization and its employees as a result of this procedure.

[redacted] reserves the right to revoke any contract individual's access to its facilities, property or information, where such access is no longer clearly consistent with the FBI's mission and responsibilities, and the contractor agrees to immediately remove that individual from the work site in such circumstances. In cases of access revocation, the [redacted] will inform the individual of the basis for the revocation unless to do so would reveal classified or sensitive information; and, give the individual an opportunity to explain, rebut or refute such basis in writing. Access will remain revoked pending prompt review of any such submission by the individual.

H. Appropriate badges may be furnished by the [redacted] authorizing escorted or unescorted [redacted] property. The badge, if furnished, shall be kept at a location [redacted] and shall be picked up by the contract individual granted access upon arrival at the premises. It shall be worn at all times on the upper part of the body so as to be clearly visible and shall be returned to the [redacted] leaves the premises for any reason or any length of time. The Tenant may require all contract and subcontract individuals to execute a security awareness briefing form, FD-835, "Security Acknowledgment Form."

I. Upon request, the Contractor shall provide, for approval by the Tenant, written physical security procedures and policies to be followed by contract individuals for access to the project as well as security measures taken by the Lessor to prevent unauthorized entry by contract individuals during off-duty hours.

5.2 PROJECT PHASES

A. Project is segmented into CONTRUCTION PHASE.

5.3 PROJECT INITIATION MEETING

A. A meeting shall be held at start of project with the Building Owner, barriers contractor, [redacted] and GSA at the site to review project requirements, POR, site issues and gather needed information.

5.4 COST DOCUMENTATION:

A. The Lessor shall provide a detailed itemized cost estimate. The cost estimate shall provide detailed information documenting the cost of the construction and shall identify any change order costs as of that time.

B. Lump Sum cost data will not be accepted. The construction cost estimate/cost proposal and all change order proposals shall be provided and formatted in accordance with Federal Acquisition Regulations (FAR) 15.403, 15.404 and shall reflect the Construction Specification Institute (CSI) Format, 32 Division, work breakdown to the estimator's level to include quantity, unit, direct unit pricing of material, labor and equipment. All indirect costs such as labor burden, material taxes, bonding, insurance, overhead, profit, and general conditions shall be shown independent of the direct construction costs.

C. All trade costs shall be supported by back up documentation on Subcontractor letterhead and shall be formatted in accordance with sections A. and B. above. All Subcontractor back up documentation shall be submitted to the Tenant Agency for the sole purpose of maintaining cost data for the Tenant's cost database for Field Office construction projects.

5.5 CONSTRUCTION SCHEDULE: POST AWARD

A. Within fourteen (14) calendar days after award of the contract for the Project, the Lessor shall submit to the Contracting Officer a tentative construction schedule using Critical Path Method Scheduling, giving the dates on which the various phases of design and construction will be completed to coincide with the Government's required occupancy date. The finalized schedule shall be submitted no later than thirty (30) days after award.

B. The schedule shall include timing for completion of construction milestones including, but not limited to: 1) submittal of preliminary plans and specifications; 2) submittal of other working drawings; 3) completed construction documents; 4) start of construction; and 5) final construction completion. Other milestones may be added at the Contracting Officer's discretion.

C. Schedule shall include date and duration of time when PSE and SSE will be closed to visitors and traffic.

5.6 CONSTRUCTION INSPECTION

A. The Lessor shall address deficiencies identified by the Government within 20 business days of notification.

5.7 CONSTRUCTION KICK-OFF AND CONSTRUCTION MEETINGS

A. The Lessor shall have progress review meeting with the Government a minimum of twice a month throughout the project. During construction, one meeting shall be held on the construction site and one by conference call. Minutes from these meetings shall be distributed no later than 5 business days after the meeting.

B. Prior to the commencement of construction, the Lessor shall have a Construction Kick-off meeting with the Government;

1. At the Construction Kick-off meeting, the Lessor shall provide a complete construction submittal schedule to the Government. The Government will then identify submittals required by the Government.
2. At the kick-off meeting the Lessor shall provide a copy of the proposed construction site lay down plan that indicates fences, gates, trailers, vehicle access points, parking. The Lessor shall coordinate with the (b) (4) [redacted] ecurity personnel to ensure that site lay down conforms to security requireme[redacted]

5.8 SUBMITTALS

A. At the Construction Kick-off meeting, the Lessor shall provide a complete construction submittal schedule to the Government. The Government will identify submittals required by the Government.

B. At the kick-off meeting the Lessor shall provide a copy of the proposed construction site plan that indicates fences, gates, trailers, vehicle access points, parking. The Lessor shall coordinate with the Tenant's security personnel to ensure that site conforms to security requirements.

5.9 DOCUMENT SECURITY

A. All documents used and created for this project are Sensitive but Unclassified (SBU).

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B. For the purposes of this contract, the Lessor shall safeguard SBU information in strict accordance with the requirements set forth within the latest edition of the General Services Administration's Public Building Service (PBS) ORDER 3490.2.

C. SBU information may not be transmitted over the internet or any other network that would allow individuals without the proper clearances and not associated with the project to directly or indirectly have access to it. SBU information is considered secure for transmittal over the internet only if properly encrypted according to Advanced Encryption Standard (AES) 256.

Springfield, IL Field Office – Additional Tenant Improvements

VSF Expansion

The existing visitor screening facility (VSF) shall be expanded in order to add a toilet room and pantry area for the security guards and a complaint room where agents can conduct meetings. Please refer to the attachment titled "VSF Expansion."

Project

VSF Expansion

Linton Avenue
Springfield, IL 62703

(b) (4)

[redacted]

(b) (4)

[redacted]

THIS DRAWING IS FOR DESIGN INTENT PURPOSES ONLY AND SHALL NOT BE USED AS A CONSTRUCTION DOCUMENT.

Facilities Engineering & Design Unit

Revision	Date
Design Intent Drawing	July 10, 2018
Issued for	Date

RMR
Drawn By

Project Title
Springfield, IL

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Index of Drawings

Sheet 1 - C1 Cover Sheet
Sheet 2 - A1 General Requirements
Sheet 3 - A2 Demolition / New Work Plan
Sheet 4 - A3 Details & Diagrams

Drawing Title:
Cover Sheet

Scale: None

Sheet Size: 24" x 36"

Sheet No. 1 of 4 C1

GENERAL PROJECT SECURITY REQUIREMENTS FOR CONTRACTORS

1.0 PROCEDURES

1.1 SECURITY CLEARANCE REQUIREMENTS

A. THE LESSOR SHALL ADHERE TO SUBJECT TERMS THAT CONFORM SUBSTANTIALLY TO THE LANGUAGE OF THE SECURITY CLEARANCE REQUIREMENTS SECTION OF THIS DOCUMENT IN ALL SUBCONTRACTS. THE REQUIREMENTS SPECIFIED IN THIS SECTION APPLY TO ALL CONTRACT CONSTRUCTION WORKERS.

B. THE OWNER/LESSOR OF THE SPACE DESIGNATED BY THE GOVERNMENT AND MEMBERS OF THE PROPERTY MANAGEMENT COMPANY WHO MAY BE RESPONSIBLE FOR OVERSIGHT OF THE MAINTENANCE OF THE SPACE SHALL NOT BE ALLOWED TO MAINTAIN REFER TO GOVERNMENT SPACE OR PERMITTED TO HAVE ACCESS TO GOVERNMENT SPACE WITHOUT THE APPROVAL OF THE TENANTS SECURITY DIVISION.

C. ALL INDIVIDUALS WORKING ON THE DESIGN AND CONSTRUCTION OF THE GOVERNMENT SPACE/BUILDING SHALL ACCURATELY COMPLETE THE FOLLOWING FORMS AND FURNISH THEM TO THE TENANT AT LEAST 20 WORK DAYS PRIOR TO START OF ON SITE WORK OR ARRIVAL OF INDIVIDUAL TO THE SITE OF THE WORK UNDER THIS LEASE, COORDINATE WITH THE TENANT REPRESENTATIVE TO OBTAIN THE FORMS.

1. 70-616 (BACKGROUND DATA INFORMATION FORM), TWO COPIES
2. 70-258 (FINGERPRINT CARD), TWO COPIES
3. 70-484 (PRIVACY ACT)
4. 70-867 (SENSITIVE INFORMATION NON-DISCLOSURE FORM)
5. 70-316 (SECURITY APPLICATION FOR NONCITIZENS UNDER REASON FOR ACCESS ENTRY, TYPE IN "NON CONSTRUCTION PROJECT")
6. DOCUMENT SECURITY FORM FROM GSA PBS ORDER 3490.1A

D. IT IS THE RESPONSIBILITY OF THE LESSOR/CONTRACTOR TO ENSURE ALL CONTRACTOR PERSONNEL ARE IN FULL COMPLIANCE WITH APPLICABLE IMMIGRATION AND NATURALIZATION SERVICE, US DEPARTMENT OF JUSTICE, EMPLOYEE ELIGIBILITY VERIFICATION REQUIREMENTS. SUCH AS FORM I-9 OR FORM NTE U.S. CODE, SECTION 274A.

E. A BACKGROUND INVESTIGATION, THE SCOPE OF WHICH WILL BE AT THE DISCRETION OF THE TENANT, WILL BE CONDUCTED ON ALL CONTRACT PERSONNEL WORKING UNDER THIS LEASE. AT THE DISCRETION OF THE TENANT, CONTRACT INDIVIDUALS MAY ALSO BE INTERVIEWED BY THE TENANT (OR TENANT'S CONTRACT INVESTIGATORS) REGARDING FOREIGN TRAVEL, ASSOCIATES, RESIDENCE & OTHER MATTERS OF CONCERN TO THE TENANT IN DECIDING WHETHER TO GRANT ACCESS TO ITS FACILITIES, PROPERTY, OR INFORMATION, AND MAY BE REQUESTED TO UNDERGO A POLYGRAPH EXAMINATION TO FULLY RESOLVE ANY SECURITY CONCERNS. REFUSAL OR FAILURE TO ACCURATELY COMPLETE THE FORMS, TO BE INTERVIEWED, OR TO UNDERGO A POLYGRAPH EXAMINATION TO RESOLVE ANY QUESTIONABLE MATTERS SHALL BE DEEMED REASONABLE CAUSE FOR DENIAL OF ACCESS TO GOVERNMENT FACILITIES, PROPERTY OR INFORMATION. LACK OF CANDOR MAY ALSO BE A STRONG FACTOR FOR DENIAL OF ACCESS.

F. ACCESS TO GOVERNMENT FACILITIES, PROPERTY OR INFORMATION, WILL BE GRANTED ONLY WHERE SUCH ACCESS IS CLEARLY CONSISTENT WITH THE MISSION AND RESPONSIBILITIES OF THE TENANT. IF, FOR ANY REASON, A CONTRACT INDIVIDUAL IS DENIED ACCESS TO ANY GOVERNMENT FACILITY, PROPERTY OR INFORMATION, THE GOVERNMENT WILL NOT DISCLOSE TO THE CONTRACTOR THE REASON FOR DENIAL AND WILL ONLY MAKE SUCH DISCLOSURE TO THE AFFECTED CONTRACTOR EMPLOYEE PURSUANT TO THE PROVISIONS OF THE FREEDOM OF INFORMATION ACT. THE CONTRACTOR IS SOLE LIABLE FOR ANY EXPENSE IN THE REPLACEMENT OF THE INDIVIDUAL OR ANY COSTS INCURRED BY THE LESSOR AS A RESULT OF SUCH DENIAL. IT IS THE POLICY OF THE TENANT THAT THESE INDIVIDUALS ALREADY EMPLOYED BY THE CONTRACTING ORGANIZATION INDIVIDUALS (I.E., THAT THE INDIVIDUAL'S EMPLOYMENT NOT PRIOR UPON ACCESS OR SECURITY CLEARANCE DETERMINATION BY THE TENANT) AND THE TENANT WILL ASSUME NO LIABILITY BETWEEN THE CONTRACTING ORGANIZATION AND ITS EMPLOYEES AS A RESULT OF THIS PROCEDURE.

G. THE TENANT RESERVES THE RIGHT TO REVOKE ANY CONTRACT INDIVIDUAL'S ACCESS TO ITS FACILITIES, PROPERTY OR INFORMATION, WHERE SUCH ACCESS IS NO LONGER CLEARLY CONSISTENT WITH THE TENANT'S MISSION AND RESPONSIBILITIES, AND THE LESSOR AGREES TO IMMEDIATELY REMOVE THAT INDIVIDUAL FROM THE WORK SITE IN SUCH CIRCUMSTANCES. IN CASES OF ACCESS REVOCATION, THE TENANT WILL INFORM THE INDIVIDUAL OF THE BASIS FOR THE REVOCATION UNLESS TO DO SO WOULD REVEAL CLASSIFIED OR SENSITIVE INFORMATION AND, GIVE THE INDIVIDUAL AN OPPORTUNITY TO EXPLAIN RESULT OR DISPUTE SUCH BASIS IN WRITING. ACCESS WILL REMAIN REVOKED PENDING PROMPT REVIEW OF ANY SUCH SUBMISSION BY THE INDIVIDUAL.

H. THE TENANT RESERVES THE RIGHT TO REINVESTIGATE CONTRACT INDIVIDUALS ON A PERIODIC BASIS OR WHENE FACTS OR INFORMATION INDICATE THE CONTRACTOR MODIFIES MAY NO LONGER BE CLEARLY CONSISTENT WITH THE MISSION AND RESPONSIBILITIES. THE SCOPE OF ANY REINVESTIGATION WILL BE AT THE SOLE DISCRETION OF THE TENANT, REFUSAL OR FAILURE TO ACCURATELY COMPLETE ANY NECESSARY FORMS, TO BE INTERVIEWED, OR TO UNDERGO A POLYGRAPH EXAMINATION TO RESOLVE ANY QUESTIONABLE MATTERS DURING A REINVESTIGATION SHALL BE DEEMED REASONABLE CAUSE FOR REVOCATION OF ACCESS TO TENANT'S FACILITIES, PROPERTY OR INFORMATION.

I. APPROPRIATE BADGES MAY BE FURNISHED BY THE TENANT AUTHORIZING ESCORTED OR UNESCORTED ACCESS TO TENANTS FACILITIES AND PROPERTY. THE BADGE, IF FURNISHED, SHALL BE KEPT AT A LOCATION TO BE DETERMINED BY THE TENANT AND SHALL BE PICKED UP BY THE CONTRACT INDIVIDUAL GRANTED ACCESS UPON ARRIVAL AT THE PREMISES. IT SHALL BE WORN AT ALL TIMES ON THE UPPER PART OF THE BODY SO AS TO BE CLEARLY VISIBLE AND SHALL BE RETURNED TO THE TENANT WHENEVER THE WEARER LEAVES THE PREMISES FOR ANY REASON OR ANY LENGTH OF TIME. THE TENANT MAY REQUIRE ALL CONTRACT AND SUBCONTRACT INDIVIDUALS TO EXECUTE A SECURITY AWARENESS AND DISCLOSURE FORM (INSTRUCTIONS, "SECURITY AWARENESS AND DISCLOSURE FORM").

J. UPON REQUEST, THE LESSOR SHALL PROVIDE, FOR APPROVAL BY THE TENANT, INTERIOR PHYSICAL SECURITY PROCEDURES AND POLICIES TO BE FOLLOWED BY CONTRACT INDIVIDUALS FOR ACCESS TO THE PROJECT AS WELL AS SECURITY MEASURES TAKEN BY THE LESSOR TO PREVENT UNAUTHORIZED ENTRY BY CONTRACT INDIVIDUALS DURING OFF-DUTY HOURS.

1.2 NOT USED

1.3 NOT USED

1.4 CONSTRUCTION DOCUMENTS

A. THERE SHALL BE NO REFERENCE TO THE TENANT IN THE CONSTRUCTION DOCUMENTS AND/OR PROJECT MANUAL. THE PROJECT SHALL BE TITLED "SSA TENANT" OR ANY OTHER NAME DEEMED APPROPRIATE BY THE CONTRACTING OFFICER.

B. THE TENANT'S PROGRAM OF REQUIREMENTS IS NOT TO BE SUBMITTED WITH THE CONSTRUCTION DOCUMENTS. ALL APPLICABLE INFORMATION SHALL BE INCORPORATED WITHIN THE CONSTRUCTION DOCUMENTS AND/OR WITHIN A PROJECT MANUAL.

C. A SCOPE OF WORK AREA SHALL BE CLEARLY IDENTIFIED ON A KEY AND/OR SITE PLAN. THE KEY PLAN SHOULD BE OF THE ENTIRE FLOOR AND AT MINIMUM NOTE THE LOCATIONS FOR EXIT STAIRWELLS, ELEVATORS AND PUBLIC RESTROOMS. ACCESSIBLE PLATFORMS (I.E. AIR CONDITIONERS, FIRE STAIRS, ADJACENT ROOFS, BALCONIES, LEDGES OR WINDOWS) ADJACENT AND/OR NEAR THE PERIMETER WALLS SHALL ALSO BE INDICATED ON THE PLAN.

D. WALL NAMING DESIGNATION - USE THE WALL DESIGNATION #'S AND ASSOCIATED NOTE #'S AS SHOWN IN THE TENANT PROVIDED DESIGN INTENT DRAWING (DID) AND SECTION (U.S. WALL TYPE "A1 OR 1"). DO NOT RENUMBER OR CHANGE WALL TYPES. NEW WALL TYPES CAN BE ADDED WITH THE NEXT CORRESPONDING NUMBER OR VARIATIONS CAN BE USED (I.E. WALL TYPE 1A, 2B). IF A WALL TYPE IS NOT APPLICABLE TO THE PROJECT INDICATE "NOT USED".

E. SUBMISSION PROCESS. SHELL AND CORE CONSTRUCTION DOCUMENTS (AS APPLICABLE) AND TENANT IMPROVEMENT CONSTRUCTION DRAWINGS SHALL BE SUBMITTED TO THE GOVERNMENT FOR REVIEW AND COMMENT. THE LESSOR SHALL PROVIDE COMPLETE SETS OF CONSTRUCTION DRAWINGS AT REGULAR INTERVALS DURING THE DEVELOPMENT PROCESS. THE REVIEW MILESTONES FOR THIS PROJECT SHALL BE 65 PERCENT, 90 PERCENT AND 100 PERCENT CONSTRUCTION DRAWINGS AND SPECIFICATIONS. THE 90 PERCENT DRAWINGS REFER TO THE OVERALL DRAWING SET, NOT EACH DISCIPLINE. E.G., THE ELECTRICAL DRAWINGS MAY BE 90% AT A MINIMUM AT THE 90 PERCENT COMPLETION THAN THE MECHANICAL DRAWINGS. EACH SUBMISSION SHALL INCLUDE A UNIFIED SET OF CIVIL, STRUCTURAL, ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS AND SPECIFICATIONS (AS APPLICABLE). DRAWINGS/SPECIFICATIONS FROM THE PREVIOUS SUBMISSION SHALL BE INCLUDED IN THE CURRENT SUBMISSION TO ENSURE THAT EACH BETTER COMPLETE. ALL DRAWING SHEETS SHALL BE THE SAME SIZE AND BOUND. EACH SUBMISSION SHALL TO BE LABELED 90, 95 OR 100 PERCENT SUBMISSION AND THE DATE OF SUBMISSION. A COPY OF THE DRAWING PACKAGE SUBMITTED SHALL BE ACCOMPANIED BY A TRANSMITTAL LETTER THAT ITEMIZES THE CONTENTS BY TITLE AND SHEET.

F. THE LESSOR SHALL INCLUDE THE FOLLOWING INFORMATION ON THE CONSTRUCTION DOCUMENT SUBMISSIONS:

1. 90% SUBMISSION SHALL INCLUDE THE FOLLOWING AT A MINIMUM:
   a. COVER SHEET, DRAWING INDEX, ABBREVIATIONS, SYMBOLS
   b. ARCHITECTURAL FLOOR PLANS (DEMOLITION, PARTITION, DIMENSIONS, REFLECTED CEILING, DEVICE, FINISH AS APPLICABLE)
   c. PARTIAL GENERAL/KEY NOTES, LEGENDS AND SPECIFICATIONS (ALL DISCIPLINES)
   d. PRELIMINARY SCHEDULES (ALL DISCIPLINES)
   e. MECHANICAL DRAWINGS
   f. ELECTRICAL DRAWINGS
   g. POWER AND LIGHTING PLANS WITHOUT CIRCUITS
   h. ELECTRICAL LOAD CALCULATIONS AND DETAILS AS APPLICABLE
2. 95% SUBMISSION SHALL INCLUDE THE FOLLOWING AT A MINIMUM:
   a. COMPLETED SCHEDULES AND SPECIFICATIONS (DOOR, DOOR FRAME, HARDWARE, FINISH)
   b. ELEVATIONS, SECTIONS AND DETAILS
   c. COMPLETED GENERAL AND KEY NOTES (ALL DISCIPLINES)
   d. MECHANICAL DRAWINGS
   e. RETURN AIR & DUCT SIZES
   f. ELECTRICAL DRAWINGS
   g. COMPLETED POWER AND LIGHTING PLANS
   h. ADDITIONAL DRAWINGS (CIVIL, STRUCTURAL, ETC) - AS APPLICABLE
G. REVIEW PROCESS THE GOVERNMENT SHALL BE ALLOTTED 10 BUSINESS DAYS TO REVIEW THESE DRAWINGS AT EACH SUBMISSION. THE TENANT SHALL BE ALLOWED 7 DAYS FOR THE FINAL REVIEW. THE LESSOR SHALL RESPOND IN WRITING TO EACH WRITTEN GOVERNMENT COMMENT ON OR BEFORE THE DATE OF THE SUBSEQUENT SUBMISSION. THE CONSTRUCTION DOCUMENTS SHALL NOT BE CONSIDERED FINAL UNTIL ALL TENANT COMMENTS HAVE BEEN ADDRESSED TO THE TENANT'S SATISFACTION. GOVERNMENT REVIEW TIME SHALL NOT BEGIN UNTIL SUCH RESPONSES ARE RECEIVED. THE LESSOR'S RESPONSES SHALL BE ADDED ELECTRONICALLY TO THE CURRENT FORM. FOLLOWING THE COMMENT REVIEW TIME FOR THE 95 PERCENT SET, THE LESSOR SHALL HAVE 10 BUSINESS DAYS TO PROVIDE A 100 PERCENT CONSTRUCTION SET FOR USE IN THE CONSTRUCTION OF THE SPACE. THE 100 PERCENT SET SHALL HAVE INCORPORATED ALL GOVERNMENT COMMENTS AT THIS TIME. THE LESSOR SHALL COMPLETE THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE PROJECT SCHEDULE SUBMITTED AND ACCEPTED BY THE GOVERNMENT. THE 100 PERCENT SETS SHALL BE COPIES OF SUCH DRAWINGS THAT WERE SIGNED AND SEALED BY THE DESIGN PROFESSIONALS OF RECORD. ORIGINAL SIGNATURES ARE NOT REQUIRED.
H. ALL REVIEWERS TO THE FINAL CONSTRUCTION DRAWINGS AFTER THE DESIGN PHASE AND DURING CONSTRUCTION (SUPPLEMENTAL INSTRUCTIONS (SI), BULLETINS, OR OTHERWISE NAMED REVISIONS), MUST BE DISTRIBUTED IN THE NOTED QUANTITIES AND FORMATS TO ALL RECIPIENTS LISTED BELOW.
I. ANNOTATION OF CHANGES THE LESSOR SHALL CLOUD ANY DEVIATIONS FROM THE PREVIOUSLY REVIEWED SUBMISSIONS. CLOUDS SHALL BE ANNOTATED WITH REVISION NUMBER OR DATE.
J. REVISION APPROVALS ALL DRAWING AND SPECIFICATION REVISIONS PROPOSED SUBSEQUENT TO THE 100 PERCENT SUBMISSION SHALL BE SUBMITTED TO THE GOVERNMENT FOR TENANT REVIEW PRIOR TO INCORPORATION INTO THE CONSTRUCTION DOCUMENTS. THE APPROVED REVISION SHALL BE SUBMITTED TO THE GOVERNMENT ON OR BEFORE THE DATE IT IS ISSUED TO THE GENERAL CONTRACTOR.
K. REQUESTS FOR CLARIFICATIONS THE GOVERNMENT SHALL BE GIVEN ON THE RESPONSE TO EACH REQUEST FOR CLARIFICATION AT THE TIME IS SENT TO THE REGULATOR.

1.5 DOCUMENT SUBMISSION REQUIREMENTS

A. THE FOLLOWING DRAWING SUBMISSION REQUIREMENTS SHALL APPLY TO ALL DESIGN SUBMISSIONS OF THE CONSTRUCTION DOCUMENTS. CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED TO THE TENANT FOR REVIEW, COMMENT, AND APPROVAL AT 90%, 95% AND 100% COMPLETION.

B. ALL PLANS AND ELEVATIONS SHALL BE SCALED AT 1/8" = 1'-0" MINIMUM AND INCLUDE GRAPHIC SCALE. NORTH ARROW SHALL BE INCLUDED ON ALL FLOORPLANS AND SITE PLANS.

C. ALL DRAWING SUBMISSIONS SHALL BE MADE IN BOTH ELECTRONIC AS WELL AS HARDCOPY FORMATS. ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS ARE TO BE BUILT ONE SQUARE SET.

D. THE LESSOR SHALL MAKE ALLOWANCE OF 3 BUSINESS DAYS IN ADDITION TO THE ALLOTTED REVIEW TIMES FOR SECURITY PROCESSING OF PACKAGES SENT TO THE TENANT'S HEADQUARTERS PRIOR TO START OF THE REVIEW PERIODS.

E. DATE OF RECEIPT OF EACH SUBMISSION SHALL BE THE DATE WHEN ALL REQUIRED DOCUMENTS HAVE BEEN RECEIVED IN ALL REQUIRED FORMATS.

F. ELECTRONIC FORMATS DRAWINGS SHALL BE PREPARED IN BOTH AUTOCAD (DWG, AUTOCAD VERSION 2012 OR EARLIER) AND ADOBE ACROBAT (PDF) FILE FORMATS IN OFFICE, MEDIA (COMPACT DISC OR DVD). EACH DRAWING FILE SHALL BE NAMED AS APPROPRIATE TO EASILY IDENTIFY THE DEPICTED DRAWING SHEET. THE DRAWING FILES SHALL BE LOGICALLY ORGANIZED IN FOLDERS ACCORDING TO DISCIPLINE. SUBMISSIONS SHALL BE PROVIDED IN THE QUANTITIES LISTED BELOW AND SENT TO THE RESPECTIVE ENTITIES.

G. COVID FORMAT (50% AND 80% SUBMISSIONS):
   1. (1) COVID, DRAWINGS (DWG FORMAT) TO TENANT PM
   2. (4) COVID, DRAWINGS (DWG FORMAT) TO TENANT OTHER
   3. (1) COVID, DRAWINGS AND PROJECT MANUAL (PDF FORMAT) TO TENANT PM
   4. (2) COVID, DRAWINGS AND PROJECT MANUAL (PDF FORMAT) TO TENANT OTHER

H. COVID FORMAT (100% FINAL SUBMISSION) INCLUDING REVISIONS TO FINAL DRAWINGS DURING CONSTRUCTION AND REBUILTIN
   1. (1) COVID, DRAWINGS (DWG FORMAT) TO TENANT PM
   2. (4) COVID, DRAWINGS (DWG FORMAT) TO TENANT OTHER
   3. (1) COVID, DRAWINGS AND PROJECT MANUAL (PDF FORMAT) TO TENANT PM
   4. (2) COVID, DRAWINGS AND PROJECT MANUAL (PDF FORMAT) TO TENANT OTHER

I. HARDCOPY FORMAT: SUBMISSIONS SHALL BE PROVIDED IN THE QUANTITIES LISTED BELOW AND SENT TO THE RESPECTIVE ENTITIES:

   1. HARDCOPY FORMAT 50% AND 80% REVIEW SUBMISSIONS ONLY:
   2. (1) COPY, BOUND HALF SIZE DRAWINGS TO TENANT PM
   3. (7) COPIES, BOUND HALF SIZE DRAWINGS TO TENANT OTHER
   4. (1) COPY, BOUND FULL SIZE DRAWINGS TO TENANT PM

J. HARDCOPY FORMAT (100% FINAL SUBMISSION ONLY):
   1. (1) COPY, BOUND HALF SIZE DRAWINGS TO TENANT PM
   2. (1) COPY, SCIENTIFIC BOX DRAWING TO TENANT PM
   3. (7) COPIES, BOUND HALF SIZE DRAWINGS TO TENANT OTHER
   4. (1) COPY, BOUND PROJECT MANUAL TO TENANT PM
   5. (2) COPIES, BOUND PROJECT MANUAL TO TENANT OTHER

K. HARDCOPY FORMAT (REVISIONS TO FINAL DRAWINGS):
   1. (1) COPY, HALF SIZE DRAWINGS TO TENANT PM
   2. (3) COPIES, HALF SIZE DRAWINGS TO TENANT OTHER

L. AS-BUILT DRAWINGS
   1. (1) COPY, HALF SIZE DRAWING TO TENANT PM
   2. (3) COPIES, HALF SIZE DRAWING TO TENANT OTHER

1.6 COST DOCUMENTATION

A. THE LESSOR SHALL PROVIDE A HIGHLY DETAILED COST ESTIMATE/COST PROPOSAL FORMATTED TO THE ESTIMATOR'S LEVEL 90 CALENDAR DAYS AFTER THE COMPLETION OF THE CONSTRUCTION DRAWINGS. THE COST ESTIMATE/COST PROPOSAL SHALL PROVIDE DETAILED INFORMATION DOCUMENTING THE COST OF THE CONSTRUCTION AND SHALL IDENTIFY ANY CHANGE ORDER COSTS AS OF THAT TIME.

B. PRICING SHALL BE BASED ON CONSTRUCTION OCCURRING DURING NORMAL WORKING HOURS AS DEFINED BY THE TENANT TO BE BETWEEN THE HOURS OF 7:00AM AND 6:00PM, 8 HOURS, MONDAY THROUGH FRIDAY, EXCLUDING WEEKENDS, FEDERAL HOLIDAYS, AND AT TENANT'S DISCRETION DUE TO AN UNFORESEEN EVENT.

C. LUMP SUM COST DATA WILL NOT BE ACCEPTED. THE CONSTRUCTION ESTIMATE/COST PROPOSAL AND ALL CHANGE ORDER PROPOSALS SHALL BE PRESENTED IN A REASONABLY DETAILED FORMAT, TO BE SUBMITTED WITH FEDERAL ACQUISITION REGULATIONS (FAR) 15.403.1(b)(4) AND SHALL REFLECT THE CONSTRUCTION SPECIFICATIONS INSTITUTE (CSI) 2010 FORMAT, 32 DIVISION, WORK BREAKDOWN TO THE ESTIMATOR'S LEVEL TO INCLUDE QUANTITY, UNIT, DIRECT UNIT PRICING OF MATERIAL, LABOR AND EQUIPMENT, ALL INDIRECT COSTS BUILT AS LABOR, BURDEN, MATERIAL TAXES, BONDING, INSURANCE, OVERHEAD, PROFIT, AND GENERAL CONDITIONS SHALL BE SHOWN INDEPENDENT OF THE DIRECT COST DISTRIBUTION COSTS. REFER TO THE SAMPLE COST ESTIMATE/COST PROPOSAL TEMPLATE IN THE APPENDIX 4 SECTION FOR FURTHER CLARITY.

D. ALL TRADE COSTS SHALL BE SUPPORTED BY EACH UP DOCUMENTATION OR SUBCONTRACTOR LETTERHEAD AND SHALL BE FORMATTED IN ACCORDANCE WITH SECTIONS A AND B, ABOVE. ALL SUBCONTRACTORS BACK UP DOCUMENTATION SHALL BE SUBMITTED TO TENANT AGENCY FOR THE SOLE PURPOSE OF MAINTAINING COST DATA FOR THE TENANT'S COST DATA BANK FOR REMOTE AGENCY CONSTRUCTION PROJECTS.

1.7 CONSTRUCTION SCHEDULE

A. WITHIN TEN (10) CALENDAR DAYS AFTER AWARD THE EVE SHALL SUBMIT TO THE CONTRACTING OFFICER A TENTATIVE CONSTRUCTION SCHEDULE USING CRITICAL PATH METHOD SCHEDULING, LINKING THE DATES WHEN CONSTRUCTION WILL BE COMPLETED TO COINCIDE WITH THE GOVERNMENT'S REQUIRED OCCUPANCY DATE.

B. THE SCHEDULE SHALL INCLUDE TIMING FOR COMPLETION OF CONSTRUCTION MILESTONES INCLUDING, BUT NOT LIMITED TO:

   1. START OF CONSTRUCTION
   2. COMMENCEMENT AND COMPLETION OF PRINCIPAL CATEGORIES OF WORK
   3. PUNCH LIST
   4. FINAL CONSTRUCTION COMPLETION. OTHER MILESTONES MAY BE ADDED AT THE CONTRACTING OFFICER'S DISCRETION.

C. FLOAT IS CONSIDERED A PROJECT COMMODITY JOINTLY SHARED BETWEEN THE GOVERNMENT AND THE LESSOR AND SHALL BE USED IN THE BEST INTEREST OF COMPLETING THE PROJECT ON TIME.

1.8 CONSTRUCTION INSPECTION

A. THE LESSOR SHALL ADDRESS DEFICIENCIES IDENTIFIED BY THE GOVERNMENT.

B. WALLS AND PARTITIONS CONTAINING BULLET PROOF MATERIAL, EXPANDED METAL, PLYWOOD, MINERAL WOOL AND/OR TAN FOR SMALL REGIONS GOVERNMENT INSPECTION PRIOR TO CLOSE IN. THE LESSOR SHALL INCORPORATE TIME REQUIRED FOR INSPECTIONS INTO THE CONSTRUCTION SCHEDULE. THE GOVERNMENT'S SECURITY DIVISION WILL CONDUCT A 50% AND 80% SECURITY INSPECTION. THE LESSOR SHALL PROVIDE NOTICE REQUESTING INSPECTION A MINIMUM OF (10) CALENDAR DAYS IN ADVANCE OF SCHEDULED INSPECTION.

1.9 MEETINGS

A. THE LESSOR SHALL HAVE PROGRESS REVIEW MEETINGS (AS NEEDED) WITH THE GOVERNMENT THROUGHOUT THE DURATION OF THE PROJECT, THE DATE AND TIME OF THE MEETING WILL BE ESTABLISHED BY THE LESSOR'S TEAM AND THE GOVERNMENT AT THE CONSTRUCTION KICKOFF MEETING. DURING CONSTRUCTION, THE MEETINGS SHALL BE HELD ON THE CONSTRUCTION SITE OR VIA CONFERENCE CALL. MINUTES FROM THESE MEETINGS ARE THE RESPONSIBILITY OF THE LESSOR AND SHALL BE DISTRIBUTED NO LATER THAN 5 BUSINESS DAYS AFTER THE MEETING OR AT LEAST 24 HOURS PRIOR TO THE NEXT MEETING.

B. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE LESSOR AND THE TENANT SHALL HAVE A CONSTRUCTION KICKOFF MEETING TO CONDUCT A SECURITY BRIEFING, REVIEW OVERALL SITE SECURITY PLAN AND REVIEW PROJECT ADMINISTRATIVE PROCEDURES.

1.10 SUBMITTALS

A. AT THE CONSTRUCTION KICKOFF MEETING, THE LESSOR SHALL PROVIDE A COMPLETE CONSTRUCTION SUBMITTAL SCHEDULE TO THE GOVERNMENT. THE GOVERNMENT WILL REVIEW AND COMMENT AS REQUIRED BY THE GOVERNMENT.

B. AT THE KICKOFF MEETING THE LESSOR SHALL PROVIDE A COPY OF THE PROPOSED CONSTRUCTION SITE PLAN THAT INDICATES FENCES, GATES, TRAILERS, VEHICLE ACCESS POINTS, PARKING (AS APPLICABLE). THE LESSOR SHALL COORDINATE WITH THE TENANT'S SECURITY PERSONNEL TO ENSURE THAT SITE CONFORMS TO SECURITY REQUIREMENTS.

1.11 DOCUMENT SECURITY

A. ALL DOCUMENTS SHALL BE MARKED ON THE COVER PAGE WITH THE FOLLOWING DISCLAIMER,

PROPERTY OF THE UNITED STATES GOVERNMENT
COPYING, DISSEMINATION, OR DISTRIBUTION OF THESE DRAWINGS, PLANS, OR SPECIFICATIONS TO UNAUTHORIZED USERS IS PROHIBITED.
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PROPERLY DESTROY OR RETURN DOCUMENTS WHEN NO LONGER NEEDED.

B. ALL DOCUMENTS SHALL BE MARKED ON ALL PAGES SUBSEQUENT TO THE COVER PAGE AS FOLLOWS:

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DO NOT REMOVE THIS NOTICE
PROPERLY DESTROY DOCUMENTS WHEN NO LONGER NEEDED

C. BID DOCUMENT CONTROL - THE LESSOR SHALL MAINTAIN DOCUMENT CONTROL DURING THE BID PROCESS. ALL DOCUMENTS DISTRIBUTED SHALL BE NUMBERED AND LOGGED. ALL DOCUMENTS SHALL BE RETURNED TO THE LESSOR AND LOGGED. EACH BIDDER SHALL BE REQUIRED TO SIGN A SENSITIVE BUT UNCLASSIFIED (SBU) NON-DISCLOSURE AGREEMENT, PROPER DESTROY OR RETURN DOCUMENTS TO THE LOCAL TENANT OFFICE.

PROGRAM OF REQUIREMENTS AND SPECIFICATIONS

EXPANSION SPACE REQUIREMENTS

BASIC SCOPE OF WORK:

THIS PROJECT CONSISTS OF EXPANDING THE EXISTING VISITOR SCREENING FACILITY (VSF). THE PROGRAM REQUIRES THE ADDITION OF A TOILET ROOM AND PANTRY AREA FOR THE SECURITY GUARDS, AND A COMPLIANT ROOM WHERE ADULTS CAN CONDUCT MEETINGS. THE WORK WILL INCLUDE SELECTIVE DEMOLITION OF THE EXISTING FACADE AND ROOF, NEW WORK TO EXTEND UNDERGROUND UTILITIES, FOUNDATION AND SLAB WORK TO SUPPORT THE SPACE EXPANSION, AND INTERIOR CONSTRUCTION.

THE WORK WILL ALSO INCLUDE A MODIFICATION TO OR THE ADDITION OF THE HVAC SYSTEM, ELECTRICAL SYSTEM, FIRE ALARM DEVICES, AND SPRINKLER HEADS. THE EXISTING SURFACES OF THE VSF THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO LIKE NEW QUALITY.

SUPPLEMENTAL REQUIREMENTS FOR THE VISITOR SCREENING FACILITY (VSF)

THE FOLLOWING ARE SUPPLEMENTAL REQUIREMENTS FOR THE VSF SPACE BEING EXPANDED IN THIS PROJECT:

VSF TOILET ROOM

WALL TYPE: WALL TYPE A3

DOOR TYPE: WOOD DOOR WITH A STRUCTURAL COMPOSITE LUMBER (SCL) CORE; DOOR SHALL BE 36" WIDTH X 84" HEIGHT.

DOOR FUNCTION: ANSI F22 PRIVACY FUNCTION; PROVIDE WITH DOOR CLOSER.

FLOOR FINISH: CERAMIC TILE

MILLWORK & PLUMBING:

PROVIDE PLASTIC LAMINATE COUNTER FOR LAVATORY. PROVIDE CERAMIC LAVATORY (WED- AUTOMATIC FAUCET), FLOOR DRAIN, AND TOILET. PROVIDE MIRROR ABOVE LAVATORY. PROVIDE SOAP AND TOILET PAPER DISPENSERS. PROVIDE PAPER TOWEL DISPENSER WITH INTEGRAL WASTE RECEPTACLE.
AN ADA& COMPLIANT UNISEX TOILET ROOM SHALL BE PROVIDED WITHIN THE VSF. THE TOILET ROOM IS INTENDED FOR USE BY THE GUARDS, AND FOR SECURITY PURPOSES, IS NOT INTENDED TO BE USED BY VISITORS.

SPECIAL ARCHITECTURAL:

PROVIDE PRIVACY LOCK THAT INDICATES "OCCUPIED" OR "VACANT" AT THE OUTSIDE OF THE DOOR.
THE LESSOR SHALL PROVIDE A MICROWAVE AND UNDER COUNTER COMPACT REFRIGERATOR AND POWER AS REQUIRED.

ESSENTIAL POWER:

ALL ELECTRICAL PANELS AND SYSTEMS CONTAINED WITHIN THE VISITOR SCREENING FACILITY IS CURRENTLY CONNECTED TO ESSENTIAL POWER. A 2 NEW OUTLETS AND LIGHTING SHALL BE INSTALLED ON ESSENTIAL POWER.

VSF PANTRY

MILLWORK & PLUMBING:

PROVIDE MILLWORK AS INDICATED ON THE VSF FLOOR PLAN IN THE GUARD AREA. COORDINATE MOUNTING HEIGHT OF THE COUNTERTOP IN GROUP TO ACCOMMODATE COMPACT REFRIGERATOR BELOW.
PROVIDE A CARBONATED DISPLAY UNIT FOR THE SINK AND PROVIDE A POWER SOURCE TO SUPPORT THE UNIT. A HOT WATER SOURCE IS REQUIRED FOR THE UNIT.

SPECIAL FLOOR FINISH: RESILIENT FLOORING

SPECIAL ELECTRICAL:

PROVIDE GFI RECEPTACLES ABOVE THE COUNTERTOP TO SUPPORT MICROWAVE OVEN AND COFFEE MAKER.
PROVIDE A DEDICATED OUTLET BELOW THE COUNTERTOP TO SUPPORT THE REFRIGERATOR.

VSF COMPLIANT ROOM

WALL TYPE: WALL TYPE A3

DOOR TYPE: WOOD DOOR WITH A STRUCTURAL COMPOSITE LUMBER (SCL) CORE; DOOR SHALL BE 36" WIDTH X 84" HEIGHT.

DOOR FUNCTION: ANSI F22 (STORAGE FUNCTION) WITH ELECTRIC LATCH RETRACTION, CLOSER, AND ACOUSTIC GASKET SET.

ACCESS CONTROL: ACCESS CONTROL REPAIRS. THE DOOR INTO THIS ROOM FROM THE SCREENING AREA SHALL BE PROVIDED WITH ELECTRIC LATCH RETRACTION CONNECTED TO A REMOTE DOOR RELEASE ACTIVATED FROM THE GUARD AREA.

SPECIAL FLOOR FINISH: RESILIENT FLOORING

SPECIAL ARCHITECTURAL:

PROVIDE A COFFLE TABLE AND TWO UP-HOLSTERED CHAIRS TO OUTFIT THIS SPACE.

THE ROOF OF THE VSF SHALL EXTEND 6'-0" BEYOND THE BUILDING FACADE. THE ROOF DRAINAGE SYSTEM SHALL BE DESIGNED TO DIVERT RAIN WATER SO THAT IT DOES NOT RUN OVER THE ROOF EDGE ONTO PEDESTRIANS AND NOT DRAIN ACROSS WALKWAYS. THE ROOF DESIGN SHALL ALSO INCORPORATE PROTECTION, IN APPLICABLE GEOGRAPHIC LOCATIONS, SUCH THAT ICE AND SNOW DOES NOT FALL FROM THE ROOF ENDANGERING PEDESTRIANS. ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM THE OFFICE BUILDING.

ESSENTIAL POWER:

ALL ELECTRICAL PANELS AND SYSTEMS CONTAINED WITHIN THE VISITOR SCREENING FACILITY IS CURRENTLY CONNECTED TO ESSENTIAL POWER. A 2 NEW OUTLETS AND LIGHTING SHALL BE INSTALLED ON ESSENTIAL POWER.

SPECIAL ELECTRICAL:

FOR TENANT INSTALLED PANIC ALARM, PROVIDE 1" EMT CONDUIT AT A DESIGNATED LOCATION IN THE ROOM.

GS-05P-LIL00089 Exhibit C: Agency Requirements

[redacted]

Demo Site Plan @ VSF

SCALE: 1/16"=1'-0"

LESSOR'S DESIGN AND CONSTRUCTION TEAM SHALL BE RESPONSIBLE FOR VERIFYING ACTUAL EXTENT REQUIRED FOR DEMOLITION AND THE ACTUAL DIMENSIONS OF ITEMS TO BE DEMOLISHED.

KEYED SITE DEMOLITION NOTES

1. EXISTING CONCRETE PAVING TO REMAIN.
2. EXISTING 8" WATER LINE TO REMAIN.
3. EXISTING 8" SANITARY SEWER LINE TO REMAIN.
4. EXISTING STORM SEWER LINE TO REMAIN.
5. AREA OF EXCAVATION TO ACCESS WATER LINE AND SANITARY SEWER LINE. GC SHALL VERIFY INLET AND OUTLET INVERTS AND THE REQUIRED EXCAVATION DEPTH TO EXPOSE EXISTING LINES TO BE TAPPED FOR NEW SERVICE TO THE VSF.
6. AREA OF DISTURBANCE TO ACCOMMODATE EXPANSION OF EXISTING VSF.
7. EXISTING UNDERGROUND ELECTRICAL FEED. VERIFY ACTUAL LOCATION AND PROTECT IF AFFECTED BY CONSTRUCTION WORK.
8. EXISTING ASPHALT PAVING.

THE SITE ENTRANCE AND THE DRIVE LANES SHALL BE IN CONTINUOUS USE DURING THE DURATION OF THE CONSTRUCTION WORK. THE VSF SHALL BE OCCUPIED BY THE SECURITY GUARDS DURING THE DURATION OF THE CONSTRUCTION WORK. THE GC SHALL MAKE PROVISIONS TO ENSURE SITE ENTRANCE, DRIVE LANES, AND THE VSF REMAIN OPERATIONAL THROUGHOUT THE DURATION OF THE WORK.

THE GC SHALL COORDINATE WITH THE TENANT'S SECURITY OFFICE AND THE SECURITY GUARDS ANY DISRUPTIONS TO THE FIELD'S OPERATIONS AND UTILITIES THAT NEED TO OCCUR IN ORDER TO EXECUTE PORTIONS OF THE WORK.

[redacted]

Enlarged Demo Plan - VSF

SCALE: 3/16"=1'-0"

KEYED VSF DEMOLITION NOTES

1. REMOVE EXISTING GLAZING SYSTEM AND STOREFRONT DOOR. SALVAGE FOR MODIFICATION AND REUSE.
2. DEMOLISH GROUND FACE CMU AND ASSOCIATED INTERIOR WALL FURRING.
3. REMOVE EXISTING LEVEL 3, NPSA III, 752 BALLISTIC GLAZING SYSTEM, STOREFRONT DOOR, AND GROUND FACE CMU. SALVAGE BALLISTIC DOOR AND FRAME FOR RE-USE.
4. COORDINATE REMOVAL OF ACCESS CONTROL KEYPAD, ASSOCIATED LOW-VOLTAGE WIRING, AND RELATED SECURITY DEVICES (DOOR CONTACT AND REQUEST FOR EXIT) WITH TENANT'S TECHNICAL PERSONNEL.
5. PROVIDE PLYWOOD BARRIER ON THE INTERIOR TO SECURE THE GUARD AREA UNTIL EXPANSION CAN BE COMPLETED.
6. REMOVE PRECAST CONCRETE PANELS AND SALVAGE FOR RE-USE.
7. EXISTING ROOF PROJECTION LINE. DEMOLISH PORTIONS OF EXISTING ROOF PROJECTION TO ACCOMMODATE VSF EXPANSION.

THE VSF SHALL BE OCCUPIED BY THE SECURITY GUARDS DURING THE DURATION OF THE CONSTRUCTION WORK. THE GC SHALL MAKE PROVISIONS TO ENSURE THE VSF REMAINS OPERATIONAL AND SECURED THROUGHOUT THE DURATION OF THE WORK.

THE GC SHALL COORDINATE WITH THE TENANT'S SECURITY OFFICE AND THE SECURITY GUARDS ANY DISRUPTIONS TO THE FIELD'S OPERATIONS AND UTILITIES THAT NEED TO OCCUR IN ORDER TO EXECUTE PORTIONS OF THE WORK. GC SHALL ALSO COORDINATE INSTANCES IN WHICH THE GC DESIRES THE SECURITY GUARDS TO OPERATE FROM THE SECONDARY SITE ENTRANCE WHILE WORK IS BEING FINISHED AT THE VSF. ANY PHASING OF CONSTRUCTION SHALL BE CLOSELY COORDINATED WITH TENANT.

[redacted]

KEYED SITE NEW WORK NOTES

1. EXISTING CONCRETE PAVING TO REMAIN.
2. EXISTING 8" WATER LINE TO REMAIN.
3. EXISTING 8" SANITARY SEWER LINE TO REMAIN.
4. EXISTING STORM SEWER LINE TO REMAIN.
5. TAP EXISTING WATER LINE AND RUN NEW DOMESTIC WATER SUPPLY PIPING TO THE EXPANDED VSF AND CONNECT DOMESTIC WATER SUPPLY LINES AND ASSOCIATED VALVES TO NEW TOILET ROOM AND PANTRY FIXTURES.
6. TAP EXISTING SANITARY SEWER LINE AND CONNECT NEW SEWER LATERALS AND CLEANOUTS TO NEW WATER CLOSET, LAVATORY, AND PANTRY SINK WASTE LINES.
7. PROVIDE NEW AND REPAIR EXISTING ASPHALT ROAD SURFACE AND CONCRETE CURBS IN AREA OF DISTURBANCE DAMAGED BY THE CONSTRUCTION.
8. REPAIR CONCRETE PAVING IN AREA OF DISTURBANCE DAMAGED BY THE CONSTRUCTION.

THE SITE ENTRANCE AND THE DRIVE LANES SHALL BE IN CONTINUOUS USE DURING THE DURATION OF THE CONSTRUCTION WORK. THE VSF SHALL BE OCCUPIED BY THE SECURITY GUARDS DURING THE DURATION OF THE CONSTRUCTION WORK. THE GC SHALL MAKE PROVISIONS TO ENSURE SITE ENTRANCE, DRIVE LANES, AND THE VSF REMAIN OPERATIONAL THROUGHOUT THE DURATION OF THE WORK.

THE GC SHALL COORDINATE WITH THE TENANT'S SECURITY OFFICE AND THE SECURITY GUARDS ANY DISRUPTIONS TO THE FIELD'S OPERATIONS AND UTILITIES THAT NEED TO OCCUR IN ORDER TO EXECUTE PORTIONS OF THE WORK.

[redacted]

Enlarged New Work Plan - VSF

SCALE: 3/16"=1'-0"

KEYED VSF DEMOLITION NOTES

1. PROVIDE NEW FOUNDATION SYSTEM AND FLOOR SLAB. NEW SLAB SHALL BE LEVEL WITH EXISTING VSF FLOOR SLAB.
2. MODIFY SALVAGED STOREFRONT FRAMING TO FIT OPENING. PROVIDE NEW INSULATED GLAZING TO FIT SIDELITE AND CLERESTORY (SEE ELEVATION DRAWING). INSTALL SALVAGED STOREFRONT DOOR AND NEW HARDWARE.
3. PROVIDE NEW PRECAST CONCRETE PANEL WITH REVEAL ACCENTS TO MATCH EXISTING ADJACENT PANEL (MATCH COLOR, DESIGN, AND TEXTURE OF EXISTING ADJACENT PANEL SURFACE). SEE ELEVATION DRAWINGS.
4. EXTEND EXISTING ROOF LINE TO ACCOMMODATE BUILDING EXPANSION. MATCH EXISTING ROOF LINE PROFILE, FASCIA HEIGHT, SOFFIT, AND PROJECTION DIMENSIONS TO BLEND NEW WITH THE EXISTING.
5. PROVIDE (4) COAT HOOKS. MOUNT @ 5'-0" AFF AND SPACED 12" O.C.
6. PROVIDE LAMINATED COUNTERTOP, WALL BASE, AND A STAINLESS STEEL SINK WITH GARBAGE DISPOSAL. PROVIDE AREA BELOW COUNTERTOP TO ACCOMMODATE COMPACT REFRIGERATOR. PROVIDE ELECTRICAL RECEPTACLE 18" AFF TO POWER THE REFRIGERATOR.
7. PROVIDE LAVATORY WITH HOT/COLD WATER SUPPLY, WATER CLOSET, MIRROR, PAPER TOWEL DISPENSER, SOAP DISPENSER, TRASH RECEPTACLE, GRAB BARS, AND TOILET PAPER DISPENSER.
8. PROVIDE FLOOR FINISH TO MATCH EXISTING ADJACENT FLOOR SURFACES.
9. PROVIDE CERAMIC FLOOR TILING.
10. PROVIDE VINYL COMPOSITION TILING.
11. MODIFY SALVAGED STOREFRONT FRAMING TO FIT OPENING. PROVIDE NEW LEVEL 3, NPSA III, 752 BALLISTIC GLAZING TO FIT SIDELITE (SEE ELEVATION DRAWING). RE-INSTALL SALVAGED BALLISTIC STOREFRONT DOOR AND NEW HARDWARE.
12. RE-INSTALL SALVAGED PRECAST CONCRETE PANEL WITH REVEAL ACCENTS. SEE ELEVATION DRAWINGS.

THE VSF SHALL BE OCCUPIED BY THE SECURITY GUARDS DURING THE DURATION OF THE CONSTRUCTION WORK. THE GC SHALL MAKE PROVISIONS TO ENSURE THE VSF REMAINS OPERATIONAL AND SECURED THROUGHOUT THE DURATION OF THE WORK.

THE GC SHALL COORDINATE WITH THE TENANT'S SECURITY OFFICE AND THE SECURITY GUARDS ANY DISRUPTIONS TO THE FIELD'S OPERATIONS AND UTILITIES THAT NEED TO OCCUR IN ORDER TO EXECUTE PORTIONS OF THE WORK. GC SHALL ALSO COORDINATE INSTANCES IN WHICH THE GC DESIRES THE SECURITY GUARDS TO OPERATE FROM THE SECONDARY SITE ENTRANCE WHILE WORK IS BEING FINISHED AT THE VSF. ANY PHASING OF CONSTRUCTION SHALL BE CLOSELY COORDINATED WITH TENANT.

REFER TO SHEET A1 FOR PROGRAM OF REQUIREMENTS AND SPECIFICATIONS. SEE ELEVATION DRAWINGS ON SHEET A3 FOR BUILDING ELEVATIONS, INTERIOR WALL TYPE DIAGRAMS, ETC.

SYMBOLS LEGEND

QUADRUPLEX RECEPTACLE
DUPLEX RECEPTACLE
DEDICATED DUPLEX RECEPTACLE
GROUND FAULT INTERRUPT OUTLET (MOUNTED AT 42" AFF)
DEDICATED 20A RECEPTACLE
DEDICATED 30A RECEPTACLE
DEDICATED RECEPTACLE ON SINGLE GANG BOX ON FLEX CABLE RUNS BELOW CEILING (WHIP SHALL EXTEND TO FLOOR). RECEPTACLE TYPE TO BE COORDINATED WITH END USER.
CABLE TV OUTLET AND POWER OUTLET
CLUSTER - TELEPHONE, DATA, SHIELDED QUAD-RECEPTACLE (AT 18" AFF)
WALLMOUNTED TELEPHONE OUTLET (AT 48" AFF)
ACCESS CONTROL KEYPAD
INTERCOM
PANIC BUTTON MOUNTED @ 36" O.C.
REMOTE RELEASE
EXTERIOR SOFFIT MOUNTED SECURITY CAMERA LOCATION. PROVIDE JUNCTION BOX LBL. PROVIDE A 3/4" EMT CONDUIT WITH PULLSTRING FROM JB INTO VSF CEILING PLENUM RUN BACK TO EQUIPMENT CABINET.
KEYED NOTE MARKER
CCTV CAMERA MOUNTING LOCATION. PROVIDE FLUSH CEILING MOUNTED JUNCTION BOX LBL. PROVIDE 3/4" EMT CONDUIT WITH PULLSTRING FROM JB BACK TO EQUIPMENT CABINET.
24/7 HVAC
CLUSTER - TELEPHONE, DATA, DEDICATED 20 AMP RECEPTACLE (AT 18" AFF)
FLAG POLE AND ASSOCIATED SITE LIGHTING

WALL TYPES

WALL TYPE A1 (CEILING HIGH)
WALL TYPE A5 (ACOUSTICAL)
MASONRY CONCRETE WALL

DOOR HARDWARE TYPES

ANSI F06 (PRIVACY FUNCTION) W/ CLOSER
ANSI F07 (STOREROOM FUNCTION) WITH ELECTRIC LATCH RETRACTION, NON-REMOVEABLE PIN HINGE, CLOSER
EXIT DEVICE WITH ELECTRIC LATCH RETRACTION (NO EXTERIOR KEYWAY), NON-REMOVEABLE PIN HINGE, CLOSER

NOTE: DOORS WITH HARDWARE TYPE 5, 6, 7 AND 8 TO RECEIVE DOOR ALARM CONTACTS

GENERAL NOTES

1. APPLICABLE CODES, ORDINANCES, AND STANDARDS TAKE PRECEDENCE OVER THIS DRAWING. THE LESSOR MUST INSURE COMPLIANCE WITH APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES. WORK SHALL BE IN COMPLIANCE WITH LATEST EDITION OF NFPA 101 AND 2010 ADA ACCESSIBILITY GUIDE.
2. THE TENANT RECOGNIZES THAT DESIGN REQUIREMENTS ALONE NO MATTER HOW WELL PREPARED, CANNOT AND NEED NOT CONVEY ALL THE INFORMATION THAT SHOULD REASONABLY BE UNDERSTOOD BY EXPERIENCED DESIGN TEAMS IN ORDER TO DESIGN THE THIS OFFICE. FURTHER, THEY CANNOT ANTICIPATE OR REGULATE EVERY VARIABLE OF A DESIGN APPROACH THAT IS DEVELOPED DURING THE PROCUREMENT PROCESS. THEREFORE, THE GOVERNMENT EXPECTS THAT THE DESIGN TEAM, HAVING THE KNOWLEDGE AND EXPERTISE OF THESE FACILITIES, TO INTERPRET THE INTENT OF THE DESIGN REQUIREMENTS CORRECTLY, AND SHALL SUPPLEMENT THESE DOCUMENTS WITH THEIR EXPERTISE IN ORDER TO ACHIEVE A COMPLETE, HIGH QUALITY, AND FULLY FUNCTIONAL DESIGN.
3. THE PROJECT DESIGN AND ITS ULTIMATE IMPLEMENTATION SHALL BE COMPLETE IN EVERY WAY, AND SHALL PROVIDE THE DURABILITY, SERVICEABILITY, AND FULL FUNCTIONALITY ANTICIPATED BY THE REQUIREMENTS WITHIN THE ORIGINAL RLP, LEASE, AND CURRENT DESIGN INTENT DRAWINGS FOR THE CONTRACTED TERM, NOTWITHSTANDING THAT ALL THE TECHNICAL REQUIREMENTS OR AN ARRANGEMENT OF ANY COMPONENT OF THE FACILITY MAY NOT HAVE BEEN COMPLETELY DESCRIBED.
4. THE LOCATION AND SIZES OF SITE UTILITIES (WATER SUPPLY LINE, SANITARY SEWER LINE, AND THE STORM SEWER SYSTEM) ARE BASED UPON THE 100% DRAWINGS ISSUED 5/26/2005 BY CARMEDE MANAGEMENT & DEVELOPMENT CORPORATION (SHEET P-1 TITLED PLUMBING SITE). THE LESSOR'S DESIGN AND CONSTRUCTION TEAM SHALL VERIFY THROUGH SITE SURVEY THE ACTUAL SITE CONDITIONS TO PROPERLY EXECUTE THE EXPANSION OF THE EXISTING VISITOR SCREENING FACILITY.
5. THE INFORMATION IN REGARDS TO THE VSF FACADE ASSEMBLY IS BASED UPON BULLETIN #20 DRAWINGS ISSUED 3/22/2005 BY CARMEDE MANAGEMENT & DEVELOPMENT CORPORATION (SHEET A106 FOR VSF ELEVATIONS AND DETAILS). THE LESSOR'S DESIGN AND CONSTRUCTION TEAM SHALL VERIFY ACTUAL EXTERIOR WALL ASSEMBLY COMPONENTS.

GENERAL INFORMATION

[redacted]

DOOR CONDUIT CONDITIONS

[redacted]

LEGEND

JB JUNCTION BOX (10" X 10")
KP ACCESS CONTROL KEYPAD
RR REMOTE RELEASE
EPT ELECTRIC POWER TRANSFER

DOOR CONDUIT CONDITION LEGEND

CONDUIT CONDITION 1 (COMPLIANT ROOM)
PROVIDE CONDUITS FOR EPT, KP, AND BACKBOX FOR KP.

CONDUIT CONDITION 2 (VSF EXIT DOOR)
PROVIDE CONDUITS FOR EPT, KP, RR, BACKBOX FOR KP, AND JUNCTION BOX.

THIS DRAWING IS FOR DESIGN INTENT PURPOSES ONLY AND SHALL NOT BE USED AS A CONSTRUCTION DOCUMENT.

Facilities Engineering & Design Unit

Revision	Date
Design Intent Drawing	July 10, 2018
Issued for	Date

RMR
Drawn By

Project Title
Springfield, IL

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Drawing Title:
Demolition / New Work Plan

Scale: Not to Scale

Sheet Size: 24" x 36"

Sheet No. 3 of 4 A2

(b) (4)

[redacted]

(b) (4)

[redacted]

DIMENSIONS ARE APPROXIMATE AND ARE FOR REFERENCE ONLY. LESSON'S DESIGN AND CONSTRUCTION TEAM SHALL BE RESPONSIBLE FOR VERIFYING ACTUAL DIMENSIONS OF THE EXISTING STRUCTURE THAT IS TO BE MATCHED BY THE NEW ADDITION.

East Elevation @ VSF

SCALE: 3/16"=1'-0"

(b) (4)

[redacted]

DIMENSIONS ARE APPROXIMATE AND ARE FOR REFERENCE ONLY. LESSON'S DESIGN AND CONSTRUCTION TEAM SHALL BE RESPONSIBLE FOR VERIFYING ACTUAL DIMENSIONS OF THE EXISTING STRUCTURE THAT IS TO BE MATCHED BY THE NEW ADDITION.

South Elevation @ VSF

SCALE: 3/16"=1'-0"

(b) (4)

[redacted]

Wall Type A1

SCALE: NOT TO SCALE

(b) (4)

[redacted]

1. GWB FINISH LEVEL 4, (1) PRIMER COAT, (2) FINISH COATS FROM FLOOR SLAB TO CEILING, BOTH SIDES. GWB FINISH LEVEL 3 FROM CEILING TO SLAB ABOVE, BOTH SIDES. NO PRIMER OR PAINT REQUIRED ABOVE CEILING, BOTH SIDES. JOINTS BETWEEN TWO LAYERS OF GWB SHALL BE STAGGERED.
2. SCRIBE & SEAL GWB TO FIT CONTOUR OF STRUCTURAL METAL DECK AND ALL PENETRATIONS.
3. PARTITIONS SHALL BE SEALED CONTINUOUSLY AT PERIMETER WITH AN ACOUSTICAL SEALANT WHEREVER IT ABUTS ANOTHER ELEMENT (I.E. WALL, COLUMN, FLOOR, CEILING DECK, OR MULLION).
4. PROVIDE SEALANT AT ALL VOIDS IN EXCESS OF 1/2" AT UNDERSIDE OF TRACK INSTALLED ON CONCRETE SLAB.
5. ALL RETURN AIR PENETRATIONS SHALL BE PROVIDED WITH SOUND ATTENUATING "Z"-DUCT. REFER TO "Z" DUCT DETAIL.
6. ALL PENETRATIONS THROUGH THE PARTITION SHALL BE SEALED ALL AROUND ON BOTH SIDES OF WALL WITH SEALANT TO ELIMINATE GAPS BETWEEN THE PENETRATION AND WALL. ALL CABLE/WIRE PENETRATIONS SHALL PENETRATE THE WALL WITH SLEEVE.

Partition Type A5

SCALE: Not to Scale

(b) (4)

[redacted]

NOT TO SCALE

1. DESIGN AND INSTALLATION OF THE Z-DUCT SHALL NOT COMPROMISE THE STC RATING OF THE WALL.
2. THE Z-DUCT SHALL HAVE TWO 90° BENDS AND ENSURE THERE IS NOT A DIRECT SOUND PATH THROUGH THE DUCT.
3. ENTIRE LENGTH OF DUCT SHALL BE LINED WITH 1" SOUND ATTENUATION MATERIAL.
4. Z-DUCT SHALL BE LOCATED AS FAR AS PRACTICAL AWAY FROM RETURN AIR GRILLES IN CEILING.
5. Z-DUCT REQUIRED AT WALL TYPE A5.

Z-Duct Detail (Air Transfer)

SCALE: NTS

"THIS DRAWING IS FOR DESIGN INTENT PURPOSES ONLY AND SHALL NOT BE USED AS A CONSTRUCTION DOCUMENT."

Facilities Engineering & Design Unit

Revision	Date
Design Intent Drawing	July 10, 2018
Issued for	Date

RMR
Drawn By

Project Title
Springfield, IL

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Details and Diagrams

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Sheet Size: 24" x 36"

Sheet No. 4 of 4 A3

GS-06P-LI-L00088 Exhibit C: Agency Requirements

Awning Locations

(b) (4)

[redacted]

GS-05P-LIL00069 Exhibit D: Tenant Improvements Unit Price List

GSA	TENANT IMPROVEMENTS COST SUMMARY (TICS)			
	for	GS-05P-LIL00069	ABOA SF=	65,481
	Agency:	(b) (4) [redacted]	TIA PER ABOA SF=	(b) (4) [redacted]
December 12, 2018	Location:	Springfield, Illinois	TOTAL TIA	$ -
	RU Factor	1.09	RSF=	71,562

Masterformat CSI	System Elements		TI*	SHELL**
Div 1	General Requirements		(b) (4) [redacted]	$ -
Div 2	Site work & Demolition		(b) (4) [redacted]	$ -
Div 3	Concrete		[redacted]	$ -
Div 4	Foundations / Masonry		(b) (4) [redacted]	$ -
Div 5	Metals		[redacted]	$ -
Div 6	Woods & Plastics		[redacted]	$ -
Div 7	Thermal & Moisture		[redacted]	$ -
Div 8	Doors & Windows		[redacted]	$ -
Div 9	Finishes		[redacted]	$ -
Div 10	Specialties		[redacted]	$ -
Div 11	Equipment		[redacted]	$ -
Div 12	Furnishings		[redacted]	$ -
Div 13	Special Construction		[redacted]	$ -
Div 15	General Construction		[redacted]	$ -
Div 21	Fire Suppression		[redacted]	$ -
Div 22	Plumbing		[redacted]	$ -
Div 23	HVAC		[redacted]	$ -
Div 26.1	Electrical		[redacted]	$ -
Div 26.2	Lighting		[redacted]	$ -
Div 27	Communications, Security & Other Elec. Systems		[redacted]	$ -
Div 28.1	Electrical safety & Security		[redacted]	$ -
Div 28.2	Security		[redacted]	$ -
Div 32	Exterior		[redacted]	$ -
Subtotal	Trade Costs		[redacted]	$ -
	General Contractor Fee	Percent	[redacted]	$ -
Subtotal	Construction Costs		[redacted]	$ -
	Architectural & Engineering Fees (NIC DID costs)	lump sum	[redacted]	$ -
	Other Lessor Costs Established Under the Lease		[redacted]	$ -
Subtotal	Lessor's Costs:		[redacted]	$ -
	Lessor's Project Management Fee	Percent	[redacted]	[redacted]
Total	**Price to Government:**		[redacted]	[redacted]
		Cost per ABOA SF	[redacted]	$ -
		Cost per RSF	(b) (4) [redacted]	$ -

Notes:

* Include all subcontractors' costs.

** Shell and core work items within tenant space will include those items for a warm lit shell. Please refer to the SHELL DEFINITIONS tab, and the lease for further information.

LESSOR: _____ GOVERNMENT: _____

Use or disclosure of the data, drawings and all information contained on this sheet is subject to the restrictions on the title page of this Proposal.

INFORMATION NEEDED TO COMPLETE TICS TABLE		
LEASE GS-XXX-XXXXX or Project	GS-05P-LIL00069	
Agency	(b) (4) [redacted]	
Location: City, State	Springfield, Illinois	
ABOA SF =		65,481
TENANT IMPROVEMENT ALLOWANCE PER ABOA SF =	(b) (4) [redacted]	
RSF=		71,562
DATE:	December 12, 2018	
Tenant Improvement General Contractor Fee	percent	(b) (4) [redacted]
Shell General Contractor Fee	percent	(b) (4) [redacted]
Tenant Improvement A/E Fees (per Lease)	lump sum	(b) (4) [redacted]
Shell A/E Fees	lump sum	
Lessor's TI Project Management Fee (per Lease)	percent	(b) (4) [redacted]
Other Lessor Costs Established Under the Lease	TI	Shell
TOTAL	$ -	$ -

LESSOR: _____ GOVERNMENT: _____

Use or disclosure of the data, drawings and all information contained on this sheet is subject to the restrictions on the title page of this Proposal.

SECURITY REQUIREMENTS - FACILITY SECURITY LEVEL IV

THESE PARAGRAPHS CONTAIN ADDITIONAL SECURITY REQUIREMENTS THAT MAY BE INSTALLED IN THE LEASED SPACE, AND UNLESS INDICATED OTHERWISE, ARE TO BE PRICED AS PART OF THE BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC). BECAUSE EACH BUILDING IS UNIQUE, THE FINAL LIST OF SECURITY COUNTERMEASURES WILL BE DETERMINED DURING THE DESIGN PHASE AND IDENTIFIED IN THE DESIGN INTENT DRAWINGS AND CONSTRUCTION DOCUMENTS. AFTER COMPLETING THE CONSTRUCTION DOCUMENTS, THE LESSOR SHALL SUBMIT A LIST OF THE ITEMIZED COSTS. SUCH COSTS SHALL BE SUBJECT TO NEGOTIATION.

WHERE THEY ARE IN CONFLICT WITH ANY OTHER REQUIREMENTS OF THIS LEASE, THE STRICTEST SHALL APPLY.

DEFINITIONS:

CRITICAL AREAS AND SYSTEMS- The areas that house systems that if damaged and/or compromised could have significant adverse consequences for the facility, operation of the facility, or mission of the agency or its occupants and visitors. These areas may also be referred to as "limited access areas," "restricted areas," or "exclusionary zones." Critical areas do not necessarily have to be within Government-controlled Space (e.g., generators, air handlers, electrical feeds, utilities, telecom closets or potable water supply that may be located outside Government-controlled Space).

SENSITIVE AREAS – Sensitive areas include vaults, SCIFs, evidence rooms, war rooms, and sensitive documents areas. Sensitive areas are primarily housed within Government-controlled space.

FACILITY ENTRANCES, LOBBY, COMMON AREAS, NON-PUBLIC, AND UTILITY AREAS

If the leased Space is greater than 75% of the space in the Building (based upon ABOA measurement), the requirements of **FACILITY ENTRANCES AND LOBBY** Section below shall apply to the entrance of the Building. If the leased Space is less than or equal to 75% of the space in the Building (based upon ABOA measurement), then the requirements of **FACILITY ENTRANCES AND LOBBY** Section below shall apply to the entrance of the leased Space.

FACILITY ENTRANCES AND LOBBY

LESSOR: _____ GOVERNMENT: JMB

LIMITING LOBBY QUEUING
The Lessor and the Government shall create a separate foot traffic flow pattern for employees and visitors at entrances to minimize lobby queuing caused by screening, visitor processing, and access control systems.

PHYSICAL BOUNDARIES TO CONTROL ACCESS TO PUBLIC AND NON-PUBLIC AREAS – LEVEL IV

The Government reserves the right to use stanchions, counters, furniture, knee walls or product-equivalents, IDS, electronic access control, and security guards, as determined by the Government, to establish physical boundaries to control access to non-public areas. The Lessor shall post directional signs as appropriate.

LOBBY BLAST PROTECTION
The Lessor shall reinforce window and door glass in critical areas, as determined by the Government, to resist an explosive blast.

SCREENING REQUIREMENTS

VISITOR SIGN-IN/OUT AFTER HOURS
The Lessor shall provide a system, acceptable to the Government, that after hour visitors to the Building shall be required to sign in and sign out either electronically or in a Building register.

MAGNETOMETERS AND X-RAYS AT PUBLIC ENTRANCES
Magnetometers and X-ray machines will be installed by the Government at the public entrance. Armed security guards, provided by the Government, will direct the occupants and visitors through the screening equipment. Appropriate lobby and entrance/exit space shall be made available for this purpose. This space shall be considered part of the lease common area and not ABOA square footage. The Government requires visitors to non-public areas to display a visitor's identification badge. If there are other non-Government tenants, the Lessor shall notify them of this requirement and assist those tenants in obtaining ID acceptable to the Government.

ACCOMMODATION OF RETAIL/MIX USE SPACE
There shall not be unscreened access to Government-protected space from retail or public space. All non-Government personnel must enter through a screening point.

BALLISTIC PROTECTIVE BARRIER
The Lessor shall provide for a ballistic protective barrier to a UL 752 level 3 standard, around guard booths, desks, or podiums where armed guards and other security personnel are stationed.

LESSOR: _____ GOVERNMENT: _____

MAIL SCREENING ROOMS: COLLAPSE AND AIRBLAST INJURY PREVENTION
The Lessor shall utilize hardening and venting methods for mail screening rooms and receiving areas, to prevent progressive collapse and limit airblast injuries in adjacent areas. In the event of such explosion, significant structural damage to the walls, ceilings, and floors of the mailroom/receiving area may occur. However, the adjacent areas must not experience severe damage or collapse.

COMMON AREAS, NON-PUBLIC, AND UTILITY AREAS

PUBLIC RESTROOMS ACCESS (SHELL)
The Lessor shall provide a means to control access to public restrooms within Government controlled space that is acceptable to the Government.

SECURING CRITICAL AREAS
Areas designated as Critical Areas shall be locked using fully HSPD-12 compliant electronic access control equipment (see IDS requirements). The Government shall have the right to monitor and limit access to these areas. Access shall be limited to authorized personnel, as determined by the Government.

VISITOR ESCORT AND ID REQUIREMENTS
The Government shall require the Lessor to escort contractors, service personnel, and visitors to all non-public areas. The Lessor shall require visitors to non-public areas to display a visitor ID at all times.

SECURING COMMON BUILDING UTILITIES AND ACCESS TO ROOF
The Lessor shall secure utility, mechanical, electrical telecommunication rooms, and access to interior space from the roof using locks and an Intrusion Detection System (IDS).

CONTROL ACCESS TO CRITICAL AREAS WITHIN THE BUILDING
The Lessor shall secure utility, mechanical, electrical telecommunication rooms, and access to interior space from the roof using electronic access control and an IDS.

CRITICAL SYSTEM RELOCATION
Critical Systems (e.g., mechanical, electrical, utility rooms; HVAC vents; emergency generator) shall be located at least 25 feet from the Building loading dock, entrances, unscreened vehicle entrance(s), and uncontrolled parking areas or implement sufficient standoff, hardening, and venting methods to protect critical Building system areas from a

LESSOR: _____ GOVERNMENT: DMB

vehicle borne explosives detonated at the loading dock, vehicle entrance, or uncontrolled parking area.

RESTRICT CONTACT FROM PUBLIC AREAS WITH PRIMARY VERTICAL LOAD MEMBERS
The Lessor shall implement architectural or structural features, or other positive countermeasures that deny contact with exposed primary vertical load members in the public areas. A minimum standoff of at least 100 mm (4 inches) is required.

RESTRICT CONTACT FROM MAIL AREA WITH PRIMARY VERTICAL LOAD MEMBERS
The Lessor shall implement architectural or structural features, or other positive countermeasures in the mail screening and receiving areas that deny contact with exposed primary vertical load members. A minimum standoff of at least 150 mm (6 inches) is required.

INTERIOR OF SPACE

WEARING PHOTO ID IN GOVERNMENT SPACE
The Lessor and his contractors shall be required to wear a photo ID, to be visible at all times, when in Government- controlled Space.

SECURE EMPLOYEE ENTRANCE DOORS
The Lessor shall provide a means to secure, as determined by the Government, doors identified by Government as employee entrance doors. The Government may elect to post guards to verify ID badges via visual and physical inspection before entry to Government occupied Space.

LIMIT ON ENTRY POINTS (SHELL)
The Government may elect to limit the number of entry points to the Building or to the Government occupied Space, to the fewest number practicable.

FORMAL KEY CONTROL PROGRAM (SHELL)
The Government reserves the right to implement a formal key control program. The Lessor shall have a means of allowing the electronic disabling of lost or stolen access media, if electronic media is used.

ELECTRONIC ACCESS FOR EMPLOYEES

LESSOR: MK GOVERNMENT: JMB

The Lessor shall provide electronic access control for employee entry doors without a guard post (including after-hours access) in conjunction with CCTV coverage.

DELAYED EGRESS HARDWARE AT EMERGENCY EXITS
The Lessor shall provide delayed egress hardware at emergency exits from critical or sensitive areas, if local codes allow the installation of this equipment.

CONTROLLED ACCESS TO "SENSITIVE AREAS"
The Government may elect to designate space within the leased Space as "sensitive areas" to be locked using electronic access control or high security locks. The Lessor shall not have access to these areas unless they are escorted by Government personnel.

SITE AND EXTERIOR OF THE BUILDING

SIGNAGE

POSTING OF SIGNAGE IDENTIFYING THE SPACE AS GOVERNMENTAL (SHELL)
The Lessor shall not post sign(s) or otherwise identify the facility and parking areas as a Government, or specific Government tenant, occupied facility, including during construction, without written Government approval.

POSTING OF REGULATORY SIGNAGE (SHELL)
The Government may post or request the Lessor to post regulatory, statutory, sensitive areas, and site specific signage.

LANDSCAPING AND ENTRANCES

LANDSCAPING REQUIREMENTS (SHELL)
Lessor shall maintain landscaping (trees, bushes, hedges, land contour, etc,) around the facility. Landscaping shall be neatly trimmed in order to minimize the opportunity for concealment of individuals and packages/containers. Landscaping shall not obstruct the views of security guards and CCTV cameras, or interfere with lighting or IDS equipment.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (SHELL)
The Lessor shall separate from public access, restricted areas as designated by the Government, through the application of Crime Prevention Through Environmental Design (CPTED) principles by using trees, hedges, berms, or a combination of these or similar features, and by fences, walls, gates and other barriers, where feasible and acceptable to the Government.

LESSOR: _____ GOVERNMENT: _____

HAZMAT STORAGE
Where applicable, Lessor shall locate HAZMAT storage in a restricted area or storage container away from loading docks, entrances, and uncontrolled parking.

PLACEMENT OF RECEPTACLES, CONTAINERS, AND MAILBOXES – LEVEL IV (SHELL)
Trash receptacles, containers, mailboxes, vending machines, or other fixtures and features that could conceal packages, brief cases, or other portable containers shall be located _25_ feet away from the Building. If the blast containment measures are proposed, a certification by a certified registered professional engineer that the equivalent mitigation capability is present is required.

VEHICLE BARRIERS
The Lessor shall provide vehicle barriers to protect pedestrian and vehicle access points, and Critical Areas from penetration by a 4700 pound vehicle traveling at 35 mile per hour.

CHANNELING VISITORS TO AUTHORIZED AREAS/ENTRANCES
If it is a multitenant Building or if the Space is in a campus-type setting, the Lessor shall install signage and walkways with fencing, landscaping, or other barriers to easily guide and direct pedestrians to authorized areas or entrances.

PARKING

NUMBER OF PARKING ENTRANCES
The number of parking entrances shall be limited to the minimum required for efficient operations or local code. Entrances to parking areas shall be equipped with vehicle gates to control access to authorized vehicles (employee, screened visitor and approved Government vehicle).

ILLUMINATION OF ENTRANCES, EXITS, PARKING LOTS AND GARAGES (SHELL)
Facility entrances, exits, parking lots and garages shall be illuminated to a minimum of 5 lumens, at all times.

AUTHORIZED ACCESS TO PARKING (SHELL)
Lessor shall limit parking and access to parking to authorized individuals.

VEHICLE SCREENING
The Government may elect to screen all visitor vehicles as prescribed by the Government. This screening shall include ID verification and visual inspection of the

LESSOR: _____ GOVERNMENT: JMB

vehicle, including undercarriage. The Lessor shall provide adequate lighting in screening area to illuminate the vehicle exterior and undercarriage. CCTV coverage of the screening area shall be provided by the Lessor (see CCTV requirements).

PUBLIC ACCESS TO GOVERNMENT PARKING AREAS
Where there is Government controlled parking the area shall be controlled by limiting pedestrian access to the controlled parking areas. Pedestrian and vehicle access points to all parking areas shall be monitored by CCTV camera(s) at all times.

SECURITY SYSTEMS

CLOSED CIRCUIT TELEVISION SYSTEM (CCTV)

GOVERNMENT PROVIDED PRODUCT, INSTALLATION, AND MAINTENANCE
The Government shall provide and install an entry control system, with time lapse video recording, that will allow Government employees to view and communicate remotely with visitors before allowing access. This Closed Circuit Television (CCTV) system shall provide the Government with unobstructed coverage, as determined by the Government, of designated pedestrian entrances and exits. The Lessor shall permit twenty-four hour CCTV coverage and recording, provided and operated by the Government. The Government will centrally monitor the CCTV surveillance. Government specifications are available from the Contracting Officer. The Lessor shall post necessary regulatory, statutory, and/or site specific signage, as determined by the Government.

The Lessor, at the notice to proceed stage of the procurement, shall advise the Government of the appropriate time to install the equipment during the construction of the Space. The Lessor shall facilitate the installation by allowing access to electrical panels and other areas of the building as necessary.

INTRUSION DETECTION SYSTEM (IDS)

GOVERNMENT PROVIDED SCOPE AND PRODUCT, INSTALLATION, AND MAINTENANCE The Lessor shall permit installation of a perimeter Intrusion Detection System (IDS) to be operated by the Government. The Government shall provide and install an IDS on perimeter entry and exit doors, and operable ground-floor windows. Basic Security-in-Depth IDS— include: magnetic door switch(s), alarm system keypad, passive infrared sensor(s) (PIR), an alarm panel (to designated monitoring center) and appropriate communication method i.e. telephone and/or Internet connection, glass-break detector, magnetic window switches or shock sensors.

LESSOR: MK GOVERNMENT: JMB

Basic Security-in-Depth IDS shall be connected and monitored at a central station. Emergency notification lists shall be coordinated with the monitoring station to include all applicable Government and Lessor points of contact. Monitoring shall be designed to facilitate a real-time detection of an incident, and to coordinate an active response to an incident.

The Lessor, at the notice to proceed stage of the procurement, shall advise the Government of the appropriate time to install the equipment during the construction of the Space and shall facilitate the installation, including access to electrical panels and other areas of the building, as necessary.

DURESS ALARM

GOVERNMENT PROVIDED SCOPE, PRODUCT, INSTALLATION, AND MAINTENANCE

The Lessor shall permit installation of a duress alarm system to be provided and operated by the Government. The Government, in coordination with a security provider, either internal or external, as determined by the Lease Contracting Officer, shall document and implement duress procedures for emergency situations.

The Lessor, at the notice to proceed stage of the procurement, shall advise the Government of the appropriate time to install the equipment during the construction of the Space and shall facilitate the installation, including access to electrical panels and other areas of the building, as necessary.

ADDITIONAL SECURITY SYSTEMS DESIGN REQUIREMENTS

SECURITY SYSTEMS DESIGN

The Lessor, in consultation and coordination with security providers (internal or external) and the agency designated security representative, shall ensure at the time of system design, system construction, and throughout the term of the lease, that alarm and physical access control panels, CCTV components, controllers, and cabling shall be secured from unauthorized physical and logical access (Reference: Security Criterion Interior Security of Critical Areas). Computer-based systems may also be required to meet agency-specific CIO certification and accreditation requirements.

CENTRAL SECURITY CONTROL CENTER

CENTRAL SECURITY CONTROL CENTER DESIGN

The Lessor, in consultation and coordination with security providers (internal or external) and the agency designated security representative, shall design an onsite central security control center in compliance with all applicable INTERIOR security criterion and

LESSOR: _____ GOVERNMENT: _____

agency requirements. Design and technical review shall be coordinated with the Federal Protective Service and agency security representative prior to construction.

CENTRALIZED COMMUNICATIONS SYSTEM
The Lessor, in consultation and coordination with security providers (internal or external) and the agency designated security representative, shall provide and maintain a communication system for security and emergency announcements. Communication may be achieved through public address systems, specially-designed phone systems, and computer-based mass delivery. This communication system should be utilized to provide emergency announcements, alerts and instructions to occupants. On site communication with guards (if applicable), designated response personnel and OEP support employees is essential during an incident. Procedures for standard announcements and drills shall be developed. Standard announcements may be prerecorded into the Building communication system for immediate notification.

EMERGENCY POWER TO SECURITY SYSTEMS
The Lessor, in consultation and coordination with a security provider (internal or external) and the agency designated security representative, shall provide uninterruptible emergency power to essential electronic security systems for a minimum of 4 hours. Uninterruptable power can be provided through the use of batteries, emergency generators, UPS, or a combination thereof to meet the requirements.

SYSTEM PERFORMANCE TESTING
The Lessor in consultation and coordination with a security provider (internal or external) and the agency designated security representative shall conduct security system performance testing annually. Testing must be based on established, consistent agency-specific protocols, and documented. Testing protocols will be determined at the time of design. Components which fail during testing shall be serviced in accordance with the security system maintenance criteria stated above.

STRUCTURE

WINDOWS

SHATTER-RESISTANT WINDOW PROTECTION
The Lessor shall provide and install, shatter-resistant material not less than 0.18 millimeters (7 mil) thick on all exterior windows in Government-occupied Space meeting the following properties - Film composite strength and elongation rate measured at a strain rate not exceeding 50% per minute shall not be less than the following:
- Yield Strength: 12,000 psi
- Elongation at yield: 3%
- Longitudinal Tensile strength: 22,000 psi
- Traverse Tensile strength: 25,000 psi
- Longitudinal Elongation at break: 90%
- Traverse Elongation at break: 75%

LESSOR: _____ GOVERNMENT: _____

THE ALTERNATIVE METHOD is for the Lessor to provide a window system that conforms to a minimum glazing performance condition of "3b" for a high protection level and a low hazard level. Window systems shall be certified as prescribed by WINGARD PE 4.3 or later to GSA performance condition "3b" (in accordance with the GSA Standard Test Method for Glazing and Window Systems Subject to Dynamic Loadings or Very Low Hazard (in accordance with ASTM F 1642, Standard Test Method for Glazing or Glazing Systems Subject to Air Blast Loading) in response to air blast load of 4 psi/28 psi-msec.

If the Lessor chooses the Alternative Method, the Lessor shall provide a description of the shatter-resistant window system and provide certification from a licensed professional engineer that the proposed system meets the above standard. Prior to installation, this will be provided for evaluation by the Government, whose approval shall not be unreasonably withheld.

LOCK GROUND FLOOR WINDOWS (SHELL)
The Lessor shall lock all ground floor windows with L-brackets using security screws, or equivalent measure, acceptable to the Government.

SECURE NON-WINDOW OPENINGS (SHELL)
The Lessor shall secure all non-window openings, such as, mechanical vents, utility entries, and exposed plenums to prevent unauthorized entry.

PREVENT VISUAL OBSERVATION INTO "SENSITIVE AREAS"
The Lessor shall provide blinds, curtains, or other window treatments in "Sensitive Areas" that can be employed to prevent visual observation of that area that is acceptable by the Government.

BUILDING SYSTEMS

EMERGENCY GENERATOR – LEVEL IV
If an emergency generator is required by the Government, the Lessor shall locate the generator in a secure area, protected from unauthorized access, and vehicle ramming, if outdoors. The emergency generator and its fuel tank must be located at least 25 feet from loading docks, entrances, and parking areas. (If the 25 foot distance cannot be achieved, a combination of standoff, hardening, and venting methods must be implemented to protect utilities from vehicle borne improvised explosive devices.)

SECURING ON-SITE PUBLICLY-ACCESSIBLE UTILITIES
The Lessor shall secure the water supply handles, control mechanisms, and service connections at on-site publicly-accessible locations with locks and anti-tamper devices.

LESSOR: _____ GOVERNMENT: _____

SECURING AIR INTAKE GRILLES
The Lessor shall secure air intake grilles less than 30 feet above grade or otherwise accessible. Air intake grills shall be secured with tamper switches connected to a central alarm monitoring station and monitored by CCTV. As an alternative the air intake may be relocated to a position greater than 30 feet above grade.

HVAC SYSTEM FOR CHEMICAL, BIOLOGICAL AND RADIOLOGICAL (CBR) ATTACK-SUSCEPTIBLE AREAS
The Lessor shall provide separate isolated HVAC systems in lobbies, loading docks, mail rooms and other locations as identified by a risk assessment as susceptible to CBR attack, to protect other building areas from possible contamination.

All exterior air handling units (AHUs), including the supply air for re-circulating AHUs, shall be equipped with Minimum Efficiency Reporting Value (MERV) 10 particulate filters. AHUs serving lobbies and mailroom, including the supply air stream for re-circulating AHUs, shall be equipped with Minimum Efficiency Reporting Value (MERV) 13 filters.

SECURING UTILITY, SERVICE, AND HVAC ROOMS
The Lessor shall secure utility, mechanical, electrical, telecom, and HVAC rooms, roof access points, and rooms containing HVAC system control panels with high security locks (UL 437 compliant) monitored by a Central Station Monitored - Intrusion Detection System (CSM-IDS).

POWER DISTRIBUTION SYSTEMS
The Lessor shall install emergency and normal power distribution systems (including electric panels, conduits, and switchgears) at least 25 feet apart.

DOCUMENTED EMERGENCY PROCEDURES (SHELL)
The Lessor shall develop and maintain documented procedures for emergency shut-down and/or exhaust of air handling system which shall be available for review by the Government for the purpose of developing its Occupancy Emergency Plan. (Note: OEP shall address closing or opening of windows when HVAC is in shut down mode developed in consultation with the Building engineer.)

OPERATIONS AND ADMINISTRATION

LESSOR TO WORK WITH FACILITY SECURITY COMMITTEE (SHELL)
The Lessor shall cooperate and work with the buildings Facility Security Committee (FSC) throughout the term of the lease.

ACCESS TO BUILDING INFORMATION (SHELL)

LESSOR: _____ GOVERNMENT: _____

Building Information—including mechanical, electrical, vertical transport, fire and life safety, security system plans and schematics, computer automation systems, and emergency operations procedures—shall be strictly controlled. Such information shall only be released to authorized personnel, approved by the Government by the development of an access list and controlled copy numbering. The Lease Contracting Officer may direct that the names and locations of Government tenants not be disclosed in any publicly accessed document or record, including the building directory.

Lessor shall have emergency plans and associated documents readily available in the event of an emergency.

SECURITY PLANS AND LAYOUTS – LEVEL IV
The Lessor shall secure and keep safe any security plans, construction and alteration plans and layouts. This shall be addressed in the construction security plan.

CONSTRUCTION SECURITY PLAN
The Lessor shall submit a security plan for all post-occupancy construction and alterations projects in the leased Space, throughout the term of this Lease. The construction security plan shall describe in detail, how the Government's information, assets, equipment, and personnel will be protected during the construction process. (This shall include background checks, restrictions on accessibility, and escorts for the construction personnel). The required security measures will vary with the risk presented during the project.

ADDITIONAL SECURITY REQUIREMENTS
Pre-occupancy construction and initial space alterations shall require background checks, restrictions on accessibility, and escorts for construction personnel. The Lessor shall submit a construction security plan that addresses these measures.

SCREENING OF MAIL AND PACKAGES – LEVEL IV
The Lessor shall provide dedicated space for the Government furnished security guards, agency personnel, or contracted personnel to inspect and screen all mail and packages using X-ray at a loading dock if present or at an existing screening location if there is no loading dock. Lessor shall locate mail receiving areas away from entrances, critical service utilities and IT distribution points. For mailroom security measures and mitigation of design events, reference GSA's "Guidelines for Mailroom Construction and Renovation" and the U.S. Postal Inspection Service's "Mail Center Security Guide" Publication 166, September 2002 (at www.usps.com). This space shall be considered part of the lease common area and not ABOA square footage.

OCCUPANT EMERGENCY PLANS (SHELL)
The Lessor is required to cooperate, participate and comply with the development and implementation of the Government's Occupant Emergency Plan (OEP) and if necessary, a supplemental Shelter-in Place (SIP) Plan. Periodically, the Government may request that the Lessor assist in reviewing and revising its OEP and SIP. The Plan, among other things, must include an annual emergency evacuation drill, emergency notification

LESSOR: GOVERNMENT:

procedures of the Lessor's building engineer or manager, building security, local emergency personnel, and Government agency personnel.

SECURITY GUARD POSTINGS
The Government may elect to post armed security guards [assigned by the Government] at all screening checkpoints and at the entrances to Government-occupied Space.

SECURITY GUARD PATROLS
The Government may elect to provide interior and exterior roving guard patrols which shall be conducted during normal business hours. The security guard force, provided by DHS FPS, will be armed and equipped with a centralized radio network with incident response dispatch capability from the on-site central security control center. The Lessor and the Government shall develop in coordination with the Government's Designated (security) Official, the security guard response SOPs to alarms and incidents to ensure full coordination and cooperation between the on-site Lessor representative and the Government tenant(s).

LESSOR: GOVERNMENT:

GENERAL CLAUSES
(Acquisition of Leasehold Interests in Real Property)

CATEGORY	CLAUSE NO.	48 CFR REF.	CLAUSE TITLE
GENERAL	1		SUBLETTING AND ASSIGNMENT
	2	552.270-11	SUCCESSORS BOUND
	3	552.270-23	SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT
	4	552.270-24	STATEMENT OF LEASE
	5	552.270-25	SUBSTITUTION OF TENANT AGENCY
	6	552.270-26	NO WAIVER
	7		INTEGRATED AGREEMENT
	8	552.270-28	MUTUALITY OF OBLIGATION
PERFORMANCE	9		DELIVERY AND CONDITION
	10		DEFAULT BY LESSOR
	11	552.270-19	PROGRESSIVE OCCUPANCY
	12		MAINTENANCE OF THE PROPERTY, RIGHT TO INSPECT
	13		FIRE AND CASUALTY DAMAGE
	14		COMPLIANCE WITH APPLICABLE LAW
	15	552.270-12	ALTERATIONS
	16		ACCEPTANCE OF SPACE AND CERTIFICATE OF OCCUPANCY
PAYMENT	17	52.204-7	SYSTEM FOR AWARD MANAGEMENT
	18	52.204-13	SYSTEM FOR AWARD MANAGEMENT MAINTENANCE
	19	552.270-31	PROMPT PAYMENT
	20	52.232-23	ASSIGNMENT OF CLAIMS
	21		PAYMENT
	22	52.232-33	PAYMENT BY ELECTRONIC FUNDS TRANSFER—SYSTEM FOR AWARD MANAGEMENT
STANDARDS OF CONDUCT	23	52.203-13	CONTRACTOR CODE OF BUSINESS ETHICS AND CONDUCT
	24	552.270-32	COVENANT AGAINST CONTINGENT FEES
	25	52-203-7	ANTI-KICKBACK PROCEDURES
	26	52-223-6	DRUG-FREE WORKPLACE
	27	52.203-14	DISPLAY OF HOTLINE POSTER(S)
ADJUSTMENTS	28	552.270-30	PRICE ADJUSTMENT FOR ILLEGAL OR IMPROPER ACTIVITY
	29	52.215-10	PRICE REDUCTION FOR DEFECTIVE COST OR PRICING DATA
	30	552.270-13	PROPOSALS FOR ADJUSTMENT
	31		CHANGES
AUDITS	32	552.215-70	EXAMINATION OF RECORDS BY GSA
	33	52.215-2	AUDIT AND RECORDS—NEGOTIATION

INITIALS: _____ & _____
LESSOR GOVERNMENT

DISPUTES	34	52.233-1	DISPUTES
LABOR STANDARDS	35	52.222-26	EQUAL OPPORTUNITY
	36	52.222-21	PROHIBITION OF SEGREGATED FACILITIES
	37	52.219-28	POST-AWARD SMALL BUSINESS PROGRAM REREPRESENTATION
	38	52.222-35	EQUAL OPPORTUNITY FOR VETERANS
	39	52.222-36	EQUAL OPPORTUNITY FOR WORKERS WITH DISABILITIES
	40	52.222-37	EMPLOYMENT REPORTS ON VETERANS
SUBCONTRACTING	41	52.209-6	PROTECTING THE GOVERNMENT'S INTEREST WHEN SUBCONTRACTING WITH CONTRACTORS DEBARRED, SUSPENDED, OR PROPOSED FOR DEBARMENT
	42	52.215-12	SUBCONTRACTOR CERTIFIED COST OR PRICING DATA
	43	52.219-8	UTILIZATION OF SMALL BUSINESS CONCERNS
	44	52.219-9	SMALL BUSINESS SUBCONTRACTING PLAN
	45	52.219-16	LIQUIDATED DAMAGES—SUBCONTRACTING PLAN
	46	52.204-10	REPORTING EXECUTIVE COMPENSATION AND FIRST-TIER SUBCONTRACT AWARDS
	47	552.219-73	GOALS FOR SUBCONTRACTING PLAN

The information collection requirements contained in this solicitation/contract that are not required by regulation have been approved by the Office of Management and Budget (OMB) pursuant to the Paperwork Reduction Act and assigned the OMB Control No. 3090-0163.

INITIALS: _____ & _____
LESSOR GOVERNMENT

GENERAL CLAUSES
(Acquisition of Leasehold Interests in Real Property)

1. SUBLETTING AND ASSIGNMENT (JAN 2011)

The Government may sublet any part of the premises but shall not be relieved from any obligations under this lease by reason of any such subletting. The Government may at any time assign this lease, but shall not be relieved from any obligations under this lease by reason of any such assignment.

2. 552.270-11 SUCCESSORS BOUND (SEP 1999)

This lease shall bind, and inure to the benefit of, the parties and their respective heirs, executors, administrators, successors, and assigns.

3. 552.270-23 SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT (SEP 1999)

(a) Lessor warrants that it holds such title to or other interest in the premises and other property as is necessary to the Government's access to the premises and full use and enjoyment thereof in accordance with the provisions of this lease. Government agrees, in consideration of the warranties and conditions set forth in this clause, that this lease is subject and subordinate to any and all recorded mortgages, deeds of trust and other liens now or hereafter existing or imposed upon the premises, and to any renewal, modification or extension thereof. It is the intention of the parties that this provision shall be self-operative and that no further instrument shall be required to effect the present or subsequent subordination of this lease. Government agrees, however, within twenty (20) business days next following the Contracting Officer's receipt of a written demand, to execute such instruments as Lessor may reasonably request to evidence further the subordination of this lease to any existing or future mortgage, deed of trust or other security interest pertaining to the premises, and to any water, sewer or access easement necessary or desirable to serve the premises or adjoining property owned in whole or in part by Lessor if such easement does not interfere with the full enjoyment of any right granted the Government under this lease.

(b) No such subordination, to either existing or future mortgages, deeds of trust or other lien or security instrument shall operate to affect adversely any right of the Government under this lease so long as the Government is not in default under this lease. Lessor will include in any future mortgage, deed of trust or other security instrument to which this lease becomes subordinate, or in a separate non-disturbance agreement, a provision to the foregoing effect. Lessor warrants that the holders of all notes or other obligations secured by existing mortgages, deeds of trust or other security instruments have consented to the provisions of this clause, and agrees to provide true copies of all such consents to the Contracting Officer promptly upon demand.

(c) In the event of any sale of the premises or any portion thereof by foreclosure of the lien of any such mortgage, deed of trust or other security instrument, or the giving of a deed in lieu of foreclosure, the Government will be deemed to have attorned to any purchaser, purchasers, transferee or transferees of the premises or any portion thereof and its or their successors and assigns, and any such purchasers and transferees will be deemed to have assumed all obligations of the Lessor under this lease, so as to establish direct privity of estate and contract between Government and such purchasers or transferees, with the same force, effect and relative priority in time and right as if the lease had initially been entered into between such purchasers or transferees and the Government; provided, further, that the Contracting Officer and such purchasers or transferees shall, with reasonable promptness following any such sale or deed delivery in lieu of foreclosure, execute all such revisions to this lease, or other writings, as shall be necessary to document the foregoing relationship.

(d) None of the foregoing provisions may be deemed or construed to imply a waiver of the Government's rights as a sovereign.

4. 552.270-24 STATEMENT OF LEASE (SEP 1999)

(a) The Contracting Officer will, within thirty (30) days next following the Contracting Officer's receipt of a joint written request from Lessor and a prospective lender or purchaser of the building, execute and deliver to Lessor a letter

4. 552.270-24 STATEMENT OF LEASE (SEP 1999)

(a) The Contracting Officer will, within thirty (30) days next following the Contracting Officer's receipt of a joint written request from Lessor and a prospective lender or purchaser of the building, execute and deliver to Lessor a letter stating that the same is issued subject to the conditions stated in this clause and, if such is the case, that (1) the lease is in full force and effect; (2) the date to which the rent and other charges have been paid in advance, if any; and (3) whether any notice of default has been issued.

(b) Letters issued pursuant to this clause are subject to the following conditions:

(1) That they are based solely upon a reasonably diligent review of the Contracting Officer's lease file as of the date of issuance;

(2) That the Government shall not be held liable because of any defect in or condition of the premises or building;

(3) That the Contracting Officer does not warrant or represent that the premises or building comply with applicable Federal, State and local law; and

(4) That the Lessor, and each prospective lender and purchaser are deemed to have constructive notice of such facts as would be ascertainable by reasonable pre-purchase and pre-commitment inspection of the Premises and Building and by inquiry to appropriate Federal, State and local Government officials..

5. 552.270-25 SUBSTITUTION OF TENANT AGENCY (SEP 1999)

The Government may, at any time and from time to time, substitute any Government agency or agencies for the Government agency or agencies, if any, named in the lease.

6. 552.270-26 NO WAIVER (SEP 1999)

No failure by either party to insist upon the strict performance of any provision of this lease or to exercise any right or remedy consequent upon a breach thereof, and no acceptance of full or partial rent or other performance by either party during the continuance of any such breach shall constitute a waiver of any such breach of such provision.

7. INTEGRATED AGREEMENT (JUN 2012)

This Lease, upon execution, contains the entire agreement of the parties and no prior written or oral agreement, express or implied, shall be admissible to contradict the provisions of the Lease. Except as expressly attached to and made a part of the Lease, neither the Request for Lease Proposals nor any pre-award communications by either party shall be incorporated in the Lease.

8. 552.270-28 MUTUALITY OF OBLIGATION (SEP 1999)

The obligations and covenants of the Lessor, and the Government's obligation to pay rent and other Government obligations and covenants, arising under or related to this Lease, are interdependent. The Government may, upon issuance of and delivery to Lessor of a final decision asserting a claim against Lessor, set off such claim, in whole or in part, as against any payment or payments then or thereafter due the Lessor under this lease. No setoff pursuant to this clause shall constitute a breach by the Government of this lease.

9. DELIVERY AND CONDITION (JAN 2011)

(a) Unless the Government elects to have the space occupied in increments, the space must be delivered ready for occupancy as a complete unit.

(b) The Government may elect to accept the Space notwithstanding the Lessor's failure to deliver the Space substantially complete; if the Government so elects, it may reduce the rent payments.

10. DEFAULT BY LESSOR (APR 2012)

(a) The following conditions shall constitute default by the Lessor, and shall give rise to the following rights and remedies for the Government:

(1) Prior to Acceptance of the Premises. Failure by the Lessor to diligently perform all obligations required for Acceptance of the Space within the times specified, without excuse, shall constitute a default by the Lessor. Subject to provision of notice of default to the Lessor, and provision of a reasonable opportunity for the Lessor to cure its default, the Government may terminate the Lease on account of the Lessor's default.

(2) After Acceptance of the Premises. Failure by the Lessor to perform any service, to provide any item, or satisfy any requirement of this Lease, without excuse, shall constitute a default by the Lessor. Subject to provision of notice of default to the Lessor, and provision of a reasonable opportunity for the Lessor to cure its default, the Government may perform the service, provide the item, or obtain satisfaction of the requirement by its own employees or contractors. If the Government elects to take such action, the Government may deduct from rental payments its costs incurred in connection with taking the action. Alternatively, the Government may reduce the rent by an amount reasonably calculated to approximate the cost or value of the service not performed, item not provided, or requirement not satisfied, such reduction effective as of the date of the commencement of the default condition.

(3) Grounds for Termination. The Government may terminate the Lease if:

(i) The Lessor's default persists notwithstanding provision of notice and reasonable opportunity to cure by the Government, or

(ii) The Lessor fails to take such actions as are necessary to prevent the recurrence of default conditions,

and such conditions (i) or (ii) substantially impair the safe and healthful occupancy of the Premises, or render the Space unusable for its intended purposes.

(4) Excuse. Failure by the Lessor to timely deliver the Space or perform any service, provide any item, or satisfy any requirement of this Lease shall not be excused if its failure in performance arises from:

(i) Circumstances within the Lessor's control;

(ii) Circumstances about which the Lessor had actual or constructive knowledge prior to the Lease Award Date that could reasonably be expected to affect the Lessor's capability to perform, regardless of the Government's knowledge of such matters;

(iii) The condition of the Property;

(iv) The acts or omissions of the Lessor, its employees, agents or contractors; or

(v) The Lessor's inability to obtain sufficient financial resources to perform its obligations.

(5) The rights and remedies specified in this clause are in addition to any and all remedies to which the Government may be entitled as a matter of law.

11. 552.270-19 PROGRESSIVE OCCUPANCY (SEP 1999)

The Government shall have the right to elect to occupy the space in partial increments prior to the substantial completion of the entire leased premises, and the Lessor agrees to schedule its work so as to deliver the space incrementally as elected by the Government. The Government shall pay rent commencing with the first business day following substantial completion of the entire leased premise unless the Government has elected to occupy the leased premises incrementally. In case of incremental occupancy, the Government shall pay rent pro rata upon the first business day following substantial completion of each incremental unit. Rental payments shall become due on the first workday of the month following the month in which an increment of space is substantially complete, except that should an increment of space be substantially completed after the fifteenth day of the month, the payment due date will be the first workday of the second month following the month in which it was substantially complete. The commencement date of the firm lease term will be a composite determined from all rent commencement dates.

12. MAINTENANCE OF THE PROPERTY, RIGHT TO INSPECT (APR 2015)

The Lessor shall maintain the Property, including the building, building systems, and all equipment, fixtures, and appurtenances furnished by the Lessor under this Lease, in good repair and tenantable condition so that they are suitable in appearance and capable of supplying such heat, air conditioning, light, ventilation, safety systems, access and other things to the premises, without reasonably preventable or recurring disruption, as is required for the Government's access to, occupancy, possession, use and enjoyment of the premises as provided in this lease. For the purpose of so maintaining the premises, the Lessor may at reasonable times enter the premises with the approval of the authorized Government representative in charge. Upon request of the Lease Contracting Officer (LCO), the Lessor shall provide written documentation that building systems have been properly maintained, tested, and are operational within manufacturer's warranted operating standards. The Lessor shall maintain the Premises in a safe and healthful condition according to applicable OSHA standards and all other requirements of this Lease, including standards governing indoor air quality, existence of mold and other biological hazards, presence of hazardous materials, etc. The Government shall have the right, at any time after the Lease Award Date and during the term of the Lease, to inspect all areas of the Property to which access is necessary for the purpose of determining the Lessor's compliance with this clause.

13. FIRE AND CASUALTY DAMAGE (JUN 2016)

If the building in which the Premises are located is totally destroyed or damaged by fire or other casualty, this Lease shall immediately terminate. If the building in which the Premises are located are only partially destroyed or damaged, so as to render the Premises untenantable, or not usable for their intended purpose, the Lessor shall have the option to elect to repair and restore the Premises or terminate the Lease. The Lessor shall be permitted a reasonable amount of time, not to exceed **270 days** from the event of destruction or damage, to repair or restore the Premises, provided that the Lessor submits to the Government a reasonable schedule for repair of the Premises within **60 days** of the event of destruction or damage. If the Lessor fails to timely submit a reasonable schedule for completing the work, the Government may elect to terminate the Lease effective as of the date of the event of destruction or damage. If the Lessor elects to repair or restore the Premises, but fails to repair or restore the Premises within **270 days** from the event of destruction or damage, or fails to diligently pursue such repairs or restoration so as to render timely completion commercially impracticable, the Government may terminate the Lease effective as of the date of the destruction or damage. During the time that the Premises are unoccupied, rent shall be abated. Termination of the Lease by either party under this clause shall not give rise to liability for either party.

Nothing in this lease shall be construed as relieving Lessor from liability for damage to, or destruction of, property of the United States of America caused by the willful or negligent act or omission of Lessor.

14. COMPLIANCE WITH APPLICABLE LAW (JAN 2011)

Lessor shall comply with all Federal, state and local laws applicable to its ownership and leasing of the Property, including, without limitation, laws applicable to the construction, ownership, alteration or operation of all buildings, structures, and facilities located thereon, and obtain all necessary permits, licenses and similar items at its own expense. The Government will comply with all Federal, State and local laws applicable to and enforceable against

it as a tenant under this lease, provided that nothing in this Lease shall be construed as a waiver of the sovereign immunity of the Government. This Lease shall be governed by Federal law.

15. 552.270-12 ALTERATIONS (SEP 1999)

The Government shall have the right during the existence of this lease to make alterations, attach fixtures, and erect structures or signs in or upon the premises hereby leased, which fixtures, additions or structures so placed in, on, upon, or attached to the said premises shall be and remain the property of the Government and may be removed or otherwise disposed of by the Government. If the lease contemplates that the Government is the sole occupant of the building, for purposes of this clause, the leased premises include the land on which the building is sited and the building itself. Otherwise, the Government shall have the right to tie into or make any physical connection with any structure located on the property as is reasonably necessary for appropriate utilization of the leased space.

16. ACCEPTANCE OF SPACE AND CERTIFICATE OF OCCUPANCY (APR 2015)

(a) Ten (10) working days prior to the completion of the Space, the Lessor shall issue written notice to the Government to schedule the inspection of the Space for acceptance. The Government shall accept the Space only if the construction of building shell and TIs conforming to this Lease and the approved DIDs is substantially complete, and a Certificate of Occupancy has been issued as set forth below.

(b) The Space shall be considered substantially complete only if the Space may be used for its intended purpose and completion of remaining work will not unreasonably interfere with the Government's enjoyment of the Space. Acceptance shall be final and binding upon the Government with respect to conformance of the completed TIs to the approved DIDs, with the exception of items identified on a punchlist generated as a result of the inspection, concealed conditions, latent defects, or fraud, but shall not relieve the Lessor of any other Lease requirements.

(c) The Lessor shall provide a valid Certificate of Occupancy, issued by the local jurisdiction, for the intended use of the Government. If the local jurisdiction does not issue Certificates of Occupancy or if the Certificate of Occupancy is not available, the Lessor may satisfy this condition by providing a report prepared by a licensed fire protection engineer that indicates that the Space and Building are compliant with all applicable local codes and ordinances and all fire protection and life safety-related requirements of this Lease to ensure an acceptable level of safety is provided. Under such circumstances, the Government shall only accept the Space without a Certificate of Occupancy if a licensed fire protection engineer determines that the offered space is compliant with all applicable local codes and ordinances and fire protection and life safety-related requirements of this Lease.

17. 52.204-7 SYSTEM FOR AWARD MANAGEMENT (JUL 2013)
This clause is incorporated by reference.

18. 52.204-13 SYSTEM FOR AWARD MANAGEMENT MAINTENANCE (JUL 2013)
This clause is incorporated by reference.

19. 552.270-31 PROMPT PAYMENT (JUN 2011)

The Government will make payments under the terms and conditions specified in this clause. Payment shall be considered as being made on the day a check is dated or an electronic funds transfer is made. All days referred to in this clause are calendar days, unless otherwise specified.

(a) *Payment due date—*

(1) *Rental payments.* Rent shall be paid monthly in arrears and will be due on the first workday of each month, and only as provided for by the lease.

(i) When the date for commencement of rent falls on the 15th day of the month or earlier, the initial monthly rental payment under this contract shall become due on the first workday of the month following the month in which the commencement of the rent is effective.

(ii) When the date for commencement of rent falls after the 15th day of the month, the initial monthly rental payment under this contract shall become due on the first workday of the second month following the month in which the commencement of the rent is effective.

(2) *Other payments.* The due date for making payments other than rent shall be the later of the following two events:

(i) The 30th day after the designated billing office has received a proper invoice from the Contractor.

(ii) The 30th day after Government acceptance of the work or service. However, if the designated billing office fails to annotate the invoice with the actual date of receipt, the invoice payment due date shall be deemed to be the 30th day after the Contractor's invoice is dated, provided a proper invoice is received and there is no disagreement over quantity, quality, or Contractor compliance with contract requirements.

(b) *Invoice and inspection requirements for payments other than rent.*

(1) The Contractor shall prepare and submit an invoice to the designated billing office after completion of the work. A proper invoice shall include the following items:

(i) Name and address of the Contractor.

(ii) Invoice date.

(iii) Lease number.

(iv) Government's order number or other authorization.

(v) Description, price, and quantity of work or services delivered.

(vi) Name and address of Contractor official to whom payment is to be sent (must be the same as that in the remittance address in the lease or the order).

(vii) Name (where practicable), title, phone number, and mailing address of person to be notified in the event of a defective invoice.

(2) The Government will inspect and determine the acceptability of the work performed or services delivered within seven days after the receipt of a proper invoice or notification of completion of the work or services unless a different period is specified at the time the order is placed. If actual acceptance occurs later, for the purpose of determining the payment due date and calculation of interest, acceptance will be deemed to occur on the last day of the seven day inspection period. If the work or service is rejected for failure to conform to the technical requirements of the contract, the seven days will be counted beginning with receipt of a new invoice or notification. In either case, the Contractor is not entitled to any payment or interest unless actual acceptance by the Government occurs.

(c) *Interest Penalty.*

(1) An interest penalty shall be paid automatically by the Government, without request from the Contractor, if payment is not made by the due date.

(2) The interest penalty shall be at the rate established by the Secretary of the Treasury under Section 12 of the Contract Disputes Act of 1978 (41 U.S.C. 611) that is in effect on the day after the due date. This rate is referred to as the "Renegotiation Board Interest Rate," and it is published in the **Federal Register**

semiannually on or about January 1 and July 1. The interest penalty shall accrue daily on the payment amount approved by the Government and be compounded in 30-day increments inclusive from the first day after the due date through the payment date.

(3) Interest penalties will not continue to accrue after the filing of a claim for such penalties under the clause at 52.233–1, Disputes, or for more than one year. Interest penalties of less than $1.00 need not be paid.

(4) Interest penalties are not required on payment delays due to disagreement between the Government and Contractor over the payment amount or other issues involving contract compliance or on amounts temporarily withheld or retained in accordance with the terms of the contract. Claims involving disputes, and any interest that may be payable, will be resolved in accordance with the clause at 52.233-1, Disputes.

(d) *Overpayments.* If the Lessor becomes aware of a duplicate payment or that the Government has otherwise overpaid on a payment, the Contractor shall—

(1) Return the overpayment amount to the payment office cited in the contract along with a description of the overpayment including the—

(i) Circumstances of the overpayment (*e.g.,* duplicate payment, erroneous payment, liquidation errors, date(s) of overpayment);

(ii) Affected lease number; (iii) Affected lease line item or sub-line item, if applicable; and

(iii) Lessor point of contact.

(2) Provide a copy of the remittance and supporting documentation to the Contracting Officer.

20. 52.232-23 ASSIGNMENT OF CLAIMS (MAY 2014)

(Applicable to leases over the micro-purchase threshold.)

(a) The Contractor, under the Assignment of Claims Act, as amended, 31 U.S.C. 3727, 41 U.S.C. 6305 (hereafter referred to as "the Act"), may assign its rights to be paid amounts due or to become due as a result of the performance of this contract to a bank, trust company, or other financing institution, including any Federal lending agency. The assignee under such an assignment may thereafter further assign or reassign its right under the original assignment to any type of financing institution described in the preceding sentence.

(b) Any assignment or reassignment authorized under the Act and this clause shall cover all unpaid amounts payable under this contract, and shall not be made to more than one party, except that an assignment or reassignment may be made to one party as agent or trustee for two or more parties participating in the financing of this contract.

(c) The Contractor shall not furnish or disclose to any assignee under this contract any classified document (including this contract) or information related to work under this contract until the Contracting Officer authorizes such action in writing.

21. PAYMENT (MAY 2011)

(a) When space is offered and accepted, the amount of American National Standards Institute/Building Owners and Managers Association Office Area (ABOA) square footage delivered will be confirmed by:

(1) The Government's measurement of plans submitted by the successful Offeror as approved by the Government, and an inspection of the space to verify that the delivered space is in conformance with such

plans or

(2) A mutual on-site measurement of the space, if the Contracting Officer determines that it is necessary.

(b) Payment will not be made for space which is in excess of the amount of ABOA square footage stated in the lease.

(c) If it is determined that the amount of ABOA square footage actually delivered is less than the amount agreed to in the lease, the lease will be modified to reflect the amount of ABOA space delivered and the annual rental will be adjusted as follows:

ABOA square feet not delivered multiplied by one plus the common area factor (CAF), multiplied by the rate per rentable square foot (RSF). That is: (1+CAF) x Rate per RSF = Reduction in Annual Rent

22. 52.232-33 PAYMENT BY ELECTRONIC FUNDS TRANSFER—SYSTEM FOR AWARD MANAGEMENT (JUL 2013)

This clause is incorporated by reference.

23. 52.203-13 CONTRACTOR CODE OF BUSINESS ETHICS AND CONDUCT (OCT 2015)

(Applicable to leases over $5.5 million total contract value and performance period is 120 days or more.)

This clause is incorporated by reference.

24. 552.270-32 COVENANT AGAINST CONTINGENT FEES (JUN 2011)

(Applicable to leases over the Simplified Lease Acquisition Threshold.)

(a) The Contractor warrants that no person or agency has been employed or retained to solicit or obtain this contract upon an agreement or understanding for a contingent fee, except a bona fide employee or agency. For breach or violation of this warranty, the Government shall have the right to annul this contract without liability or, in its discretion, to deduct from the contract price or consideration, or otherwise recover the full amount of the contingent fee.

(b) *Bona fide agency,* as used in this clause, means an established commercial or selling agency (including licensed real estate agents or brokers), maintained by a Contractor for the purpose of securing business, that neither exerts nor proposes to exert improper influence to solicit or obtain Government contracts nor holds itself out as being able to obtain any Government contract or contracts through improper influence.

(1) Bona fide employee, as used in this clause, means a person, employed by a Contractor and subject to the Contractor's supervision and control as to time, place, and manner of performance, who neither exerts nor proposes to exert improper influence to solicit or obtain Government contracts nor holds out as being able to obtain any Government contract or contracts through improper influence.

(2) Contingent fee, as used in this clause, means any commission, percentage, brokerage, or other fee that is contingent upon the success that a person or concern has in securing a Government contract.

(3) Improper influence, as used in this clause, means any influence that induces or tends to induce a *Government* employee or officer to give consideration or to act regarding a Government contract on any basis other than the merits of the matter.

25. 52.203-7 ANTI-KICKBACK PROCEDURES (MAY 2014)

(Applicable to leases over the Simplified Lease AcquisitionThreshold.)

This clause is incorporated by reference.

26. 52.223-6 DRUG-FREE WORKPLACE (MAY 2001)

(Applicable to leases over the Simplified Lease Acquisition Threshold, as well as to leases of any value awarded to an individual.)

This clause is incorporated by reference.

27. 52.203-14 DISPLAY OF HOTLINE POSTER(S) (OCT 2015)

(Applicable to leases over $5.5 Million total contract value and performance period is 120 days or more.)

(a) Definition.

"United States," as used in this clause, means the 50 States, the District of Columbia, and outlying areas.

(b) Display of fraud hotline poster(s). Except as provided in paragraph (c)—

(1) During contract performance in the United States, the Contractor shall prominently display in common work areas within business segments performing work under this contract and at contract work sites—

(i) Any agency fraud hotline poster or Department of Homeland Security (DHS) fraud hotline poster identified in paragraph (b)(3) of this clause; and

(ii) Any DHS fraud hotline poster subsequently identified by the Contracting Officer.

(2) Additionally, if the Contractor maintains a company website as a method of providing information to employees, the Contractor shall display an electronic version of the poster(s) at the website.

(3) Any required posters may be obtained as follows:

Poster(s)	Obtain from
GSA Office of Inspector General "FRAUDNET HOTLINE	Contracting Officer

(Contracting Officer shall insert—

(i) Appropriate agency name(s) and/or title of applicable Department of Homeland Security fraud hotline poster); and

(ii) The website(s) or other contact information for obtaining the poster(s).)

(c) If the Contractor has implemented a business ethics and conduct awareness program, including a reporting mechanism, such as a hotline poster, then the Contractor need not display any agency fraud hotline posters as required in paragraph (b) of this clause, other than any required DHS posters.

(d) Subcontracts. The Contractor shall include the substance of this clause, including this paragraph (d), in all subcontracts that exceed $5.5 million, except when the subcontract—

(1) Is for the acquisition of a commercial item; or

(2) Is performed entirely outside the United States.

28. 552.270-30 PRICE ADJUSTMENT FOR ILLEGAL OR IMPROPER ACTIVITY (JUN 2011)

(Applicable to leases over the Simplified Lease Acquisition Threshold.)

(a) If the head of the contracting activity (HCA) or his or her designee determines that there was a violation of subsection 27(a) of the Office of Federal Procurement Policy Act, as amended (41 U.S.C. 423), as implemented in the Federal Acquisition Regulation, the Government, at its election, may—

(1) Reduce the monthly rental under this lease by five percent of the amount of the rental for each month of the remaining term of the lease, including any option periods, and recover five percent of the rental already paid;

(2) Reduce payments for alterations not included in monthly rental payments by five percent of the amount of the alterations agreement; or

(3) Reduce the payments for violations by a Lessor's subcontractor by an amount not to exceed the amount of profit or fee reflected in the subcontract at the time the subcontract was placed.

(b) Prior to making a determination as set forth above, the HCA or designee shall provide to the Lessor a written notice of the action being considered and the basis thereof. The Lessor shall have a period determined by the agency head or designee, but not less than 30 calendar days after receipt of such notice, to submit in person, in writing, or through a representative, information and argument in opposition to the proposed reduction. The agency head or designee may, upon good cause shown, determine to deduct less than the above amounts from payments.

(c) The rights and remedies of the Government specified herein are not exclusive, and are in addition to any other rights and remedies provided by law or under this lease.

29. 52.215-10 PRICE REDUCTION FOR DEFECTIVE COST OR PRICING DATA (AUG 2011)

(Applicable when cost or pricing data are required for work or services over $750,000.)
This clause is incorporated by reference.

30. 552.270-13 PROPOSALS FOR ADJUSTMENT (SEP 1999)

(a) The Contracting Officer may, from time to time during the term of this lease, require changes to be made in the work or services to be performed and in the terms or conditions of this lease. Such changes will be required under the Changes clause.

(b) If the Contracting Officer makes a change within the general scope of the lease, the Lessor shall submit, in a timely manner, an itemized cost proposal for the work to be accomplished or services to be performed when the cost exceeds $100,000. The proposal, including all subcontractor work, will contain at least the following detail—

(1) Material quantities and unit costs;

(2) Labor costs (identified with specific item or material to be placed or operation to be performed;

(3) Equipment costs;

(4) Worker's compensation and public liability insurance;

(5) Overhead;

(6) Profit; and

(7) Employment taxes under FICA and FUTA.

(c) The following Federal Acquisition Regulation (FAR) provisions also apply to all proposals exceeding $500,000 in cost—

(1) The Lessor shall provide cost or pricing data including subcontractor cost or pricing data (48 CFR 15.403-4) and

(2) The Lessor's representative, all Contractors, and subcontractors whose portion of the work exceeds $500,000 must sign and return the "Certificate of Current Cost or Pricing Data" (48 CFR 15.406-2).

(d) Lessors shall also refer to 48 CFR Part 31, Contract Cost Principles, for information on which costs are allowable, reasonable, and allocable in Government work.

31. CHANGES (MAR 2013)

(a) The LCO may at any time, by written order, direct changes to the Tenant Improvements within the Space, Building Security Requirements, or the services required under the Lease.

(b) If any such change causes an increase or decrease in Lessor's costs or time required for performance of its obligations under this Lease, whether or not changed by the order, the Lessor shall be entitled to an amendment to the Lease providing for one or more of the following:

(1) An adjustment of the delivery date;

(2) An equitable adjustment in the rental rate;

(3) A lump sum equitable adjustment; or

(4) A change to the operating cost base, if applicable.

(c) The Lessor shall assert its right to an amendment under this clause within 30 days from the date of receipt of the change order and shall submit a proposal for adjustment. Failure to agree to any adjustment shall be a dispute under the Disputes clause. However, the pendency of an adjustment or existence of a dispute shall not excuse the Lessor from proceeding with the change as directed.

(d) Absent a written change order from the LCO, or from a Government official to whom the LCO has explicitly and in writing delegated the authority to direct changes, the Government shall not be liable to Lessor under this clause.

32. 552.215-70 EXAMINATION OF RECORDS BY GSA (FEB 1996)

The Contractor agrees that the Administrator of General Services or any duly authorized representative shall, until the expiration of 3 years after final payment under this contract, or of the time periods for the particular records specified in Subpart 4.7 of the Federal Acquisition Regulation (48 CFR 4.7), whichever expires earlier, have access to and the right to examine any books, documents, papers, and records of the Contractor involving transactions related to this contract or compliance with any clauses thereunder. The Contractor further agrees to include in all its subcontracts hereunder a provision to the effect that the subcontractor agrees that the Administrator of General Services or any duly authorized representatives shall, until the expiration of 3 years after final payment under the subcontract, or of the time periods for the particular records specified in Subpart 4.7 of the Federal Acquisition Regulation (48 CFR 4.7), whichever expires earlier, have access to and the right to examine any books, documents, papers, and records of such subcontractor involving transactions related to the subcontract or compliance with any clauses thereunder. The term "subcontract" as used in this clause excludes (a) purchase orders not exceeding $100,000 and (b) subcontracts or purchase orders for public utility services at rates established for uniform applicability to the general public.

33. 52.215-2 AUDIT AND RECORDS—NEGOTIATION (OCT 2010)

(Applicable to leases over the Simplified Lease Acquisition Threshold.)

This clause is incorporated by reference.

34. 52.233-1 DISPUTES (MAY 2014)
This clause is incorporated by reference.

35. 52.222-26 EQUAL OPPORTUNITY (APR 2015)
This clause is incorporated by reference.

36. 52.222-21 PROHIBITION OF SEGREGATED FACILITIES (APR 2015)
This clause is incorporated by reference.

37. 52.219-28 POST-AWARD SMALL BUSINESS PROGRAM REREPRESENTATION (JUL 2013)
(Applicable to leases exceeding the micro-purchase threshold.)
This clause is incorporated by reference.

38. 52.222-35 EQUAL OPPORTUNITY FOR VETERANS (OCT 2015)
(Applicable to leases $150,000 or more, total contract value.)

(a) Definitions. As used in this clause—

"Active duty wartime or campaign badge veteran," "Armed Forces service medal veteran," "disabled veteran," "protected veteran," "qualified disabled veteran," and "recently separated veteran" have the meanings given at FAR 22.1301.

(b) Equal opportunity clause. The Contractor shall abide by the requirements of the equal opportunity clause at 41 CFR 60-300.5(a), as of March 24, 2014. This clause prohibits discrimination against qualified protected veterans, and requires affirmative action by the Contractor to employ and advance in employment qualified protected veterans.

(c) Subcontracts. The Contractor shall insert the terms of this clause in subcontracts of $150,000 or more unless exempted by rules, regulations, or orders of the Secretary of Labor. The Contractor shall act as specified by the Director, Office of Federal Contract Compliance Programs, to enforce the terms, including action for noncompliance. Such necessary changes in language may be made as shall be appropriate to identify properly the parties and their undertakings.

39. 52.222-36 EQUAL OPPORTUNITY FOR WORKERS WITH DISABILITIES (JUL 2014)
(Applicable to leases over $15,000 total contract value.)

(a) *Equal opportunity clause.* The Contractor shall abide by the requirements of the equal opportunity clause at 41 CFR 60-741.5(a), as of March 24, 2014. This clause prohibits discrimination against qualified individuals on the basis of disability, and requires affirmative action by the Contractor to employ and advance in employment qualified individuals with disabilities.

(b) *Subcontracts.* The Contractor shall include the terms of this clause in every subcontract or purchase order in excess of $15,000 unless exempted by rules, regulations, or orders of the Secretary, so that such provisions will be binding upon each subcontractor or vendor. The Contractor shall act as specified by the Director, Office of Federal Contract Compliance Programs of the U.S. Department of Labor, to enforce the terms, including action for noncompliance. Such necessary changes in language may be made as shall be appropriate to identify properly the parties and their undertakings.

40. 52.222-37 EMPLOYMENT REPORTS ON VETERANS (FEB 2016)
(Applicable to leases $150,000 or more, total contract value.)
This clause is incorporated by reference.

41. **52.209-6 PROTECTING THE GOVERNMENT'S INTEREST WHEN SUBCONTRACTING WITH CONTRACTORS DEBARRED, SUSPENDED, OR PROPOSED FOR DEBARMENT (OCT 2015)**
(Applicable to leases over $35,000 total contract value.)
This clause is incorporated by reference.

42. **52.215-12 SUBCONTRACTOR CERTIFIED COST OR PRICING DATA (OCT 2010)**
(Applicable if over $750,000 total contract value.)
This clause is incorporated by reference.

43. **52.219-8 UTILIZATION OF SMALL BUSINESS CONCERNS (OCT 2014)**
(Applicable to leases over the Simplified Lease Acquisition Threshold.)
This clause is incorporated by reference.

44. **52.219-9 SMALL BUSINESS SUBCONTRACTING PLAN (OCT 2015) ALTERNATE III (OCT 2015)**
(Applicable to leases over $700,000 total contract value.)
This clause is incorporated by reference.

45. **52.219-16 LIQUIDATED DAMAGES—SUBCONTRACTING PLAN (JAN 1999)**
(Applicable to leases over $700,000 total contract value.)
This clause is incorporated by reference.

46. **52.204-10 REPORTING EXECUTIVE COMPENSATION AND FIRST-TIER SUBCONTRACT AWARDS (OCT 2015)**
(Applicable if over $30,000 total contract value.)
This clause is incorporated by reference.

47. **552.219-73 GOALS FOR SUBCONTRACTING PLAN (JUN 2005), ALTERNATE I (SEP 1999)**
(Applicable if over $700,000 total contract value.)
This clause is incorporated by reference.

Amendment Number 1
to RLP No. 5IL0344
for (b) (4) [redacted]

The purpose of this amendment to RLP# 5IL0344 is to modify language contained within Section 1.06 of the RLP, updating Exhibit B, titled "Agency's Requirements / Tenant Improvement Statement of Work", and to update the cyclical painting and carpeting requirements covered in Section 6.12 in New Lease GS-05P-LIL00069.

GSA REQUEST FOR LEASE PROPOSAL NO. **5IL0344** **SPRINGFIELD, IL**

Offers due by 08/24/2018

In order to be considered for award, offers conforming to the requirements of the RLP shall be received no later than **4:00 PM (CT)** on the date above. See "Receipt Of Lease Proposals" herein for additional information.

Section 1.06 in GSA REQUEST FOR LEASE PROPOSAL NO. 5IL0344, Titled 1.06 LIST OF RLP DOCUMENTS (OCT 2017) will be deleted in its entirety and replaced with:

1.06 LIST OF RLP DOCUMENTS (OCT 2017)

The following documents are attached to and included as part of this RLP package:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
Lease No. GS-05P-LIL00069 (Form L100)	43	A
Agency's Requirements / Tenant Improvement Statement of Work	218	B
Security Requirements for Level IV	13	C
GSA Form 3516, Solicitation Provisions	5	D
GSA Form 3517B, General Clauses	15	E
Proposal to Lease Space (GSA Form 1364)	3	F
GSA Form 1217, Lessor's Annual Cost Statement	3	G
GSA Form 12000 for Prelease Fire Protection and Life Safety Evaluation for an Office Building (Part A or Part B) (See Section 3 for applicable requirements)	6	H
Seismic Offer Forms	8	I
Tenant Improvement Cost Summary (TICS) Table	27	J

Exhibit B attached to GSA REQUEST FOR LEASE PROPOSAL NO. 5IL0344, Titled AGENCY'S REQUIREMENTS / TENANT IMPROVEMENT STATEMENT OF WORK will be deleted in its entirety and replaced with the document attached to this RLP amendment.

Initials: [illegible] **LESSOR &** JMB **GOV'T**

Use or disclosure of the data, drawings and all information contained on this sheet is subject to the restrictions on the title page of this Proposal.

[illegible]
JMB

Section 6.12 in LEASE GS-05P-LIL00069, Titled 6.12 MAINTENANCE OF PROVIDED (OCT 2016) will be deleted in its entirety and replaced with:

6.12 MAINTENANCE OF PROVIDED FINISHES (OCT 2016)

A. Paint, wall coverings. Lessor shall maintain all wall coverings and high performance paint coatings in "like new" condition for the life of the Lease. All painted surfaces shall be repainted at the Lessor's expense, including the moving and returning of furnishings, any time during the occupancy by the Government if the paint is peeling or permanently stained, except where damaged due to the negligence of the Government. All work shall be done during normal working hours as defined elsewhere in this Lease. In addition to the foregoing requirement,

1. Lessor shall repaint common areas at least every three years.

2. Lessor shall perform cyclical repainting of the Space up to four times during the total term, upon Government request. This cost, including the moving and returning of furnishings, as well as disassembly and reassembly of systems furniture per manufacturer's warranty, shall be at the Lessor's expense.

3. Lessor shall repaint poles and lanes in parking lot at least every three years.

4. Lessor shall replace window draperies at least every ten years.

B. Carpet and flooring.

1. Except when damaged by the Government, the Lessor shall repair or replace flooring at any time during the Lease term when:

a. Backing or underlayment is exposed;
b. There are noticeable variations in surface color or texture;
c. It has curls, upturned edges, or other noticeable variations in texture;
d. Tiles are loose; or,
e. Tears or tripping hazards are present.

2. Notwithstanding the foregoing, as part of the rental consideration, the Lessor shall replace all carpet and base coving in the Space up to four times during the total term, upon Government request, with a product which meets the requirements in the "Floor Coverings and Perimeters" paragraph in this Lease.

3. Repair or replacement shall include the moving and returning of furnishings, including disassembly and reassembly of systems furniture per manufacturer's warranty, if necessary. Work shall be performed after the normal hours established elsewhere in this Lease.

4. Lessor shall repave the parking lot at least every ten years.

---------- **END OF CHANGES** ----------

This document is now considered to be part of Request for Lease Proposal No. 5IL0344.

All respondents to this Request for Lease Proposal shall acknowledge receipt of this amendment by signature on one copy in the space provided below. **A copy of the amendment must be with the RLP / Lease Package Submission**

FOR THE OFFEROR **FOR THE GOVERNMENT**

Use or disclosure of the data, drawings and all information contained on this sheet is subject to the restrictions on the title page of this Proposal.

(b) (6) [redacted]

SI

NAME

TITLE

DATE

(b) (6) [redacted]

SI

John Boguslawski

NAME

Lease Contracting Officer

TITLE

12/17/2018

DATE

Use or disclosure of the data, drawings and all information contained on this sheet is subject to the restrictions on the title page of this Proposal.

MK
JMB

Amendment Number 2
to RLP No. 5IL0344
for (b) (4) [redacted]

The purpose of this amendment to RLP# 5IL0344 is to modify language contained within Section 1.02 of the RLP.

GSA REQUEST FOR LEASE PROPOSAL NO. 5IL0344 SPRINGFIELD, IL

Offers due by 11/23/2018

In order to be considered for award, offers conforming to the requirements of the RLP shall be received no later than **4:00 PM (CT)** on the date above. See "Receipt Of Lease Proposals" herein for additional information.

Section 1.02 in GSA REQUEST FOR LEASE PROPOSAL NO. 5IL0344, Titled 1.02 AMOUNT AND TYPE OF SPACE, LEASE TERM, AND OCCUPANCY DATE (OCT 2016) will be deleted in its entirety and replaced with:

1.02 AMOUNT AND TYPE OF SPACE, LEASE TERM, AND OCCUPANCY DATE (OCT 2016)

A. The Government is seeking **65,481** of American National Standards Institute/Building Owners and Managers Association (ANSI/BOMA) for Office Area (ABOA) square feet (SF) of Space within the existing location. See Section 2 of the Lease for applicable ANSI/BOMA standards.

B. The Space shall be located in a modern quality Building of sound and substantial construction with a facade of stone, marble, brick, stainless steel, aluminum or other permanent materials in good condition and acceptable to the LCO. If not a new Building, the Space offered shall be in a Building that has undergone, or will complete by occupancy, modernization or adaptive reuse for the Space with modern conveniences.

C. The Government requires **57** structured/inside parking spaces and **0** surface/outside parking spaces, reserved for the exclusive use of the Government. These spaces must be secured and lit in accordance with the Security Requirements set forth in the Lease. Offeror shall include the cost of this parking as part of the rental consideration.

D. As part of the rental consideration, the Government may require use of part of the Building roof for the installation of antenna(s). If antenna space is required, specifications regarding the type of antenna(s) and mounting requirements are included in the agency requirements information provided with this RLP.

E. Approximately **250** ABOA SF will be used for the operation of a vending facility under the provisions of the Randolph-Sheppard Act (20 USC 107 et. seq.). The Government will control the number, kind, and locations of vending facilities and will control and receive income from all automatic vending machines. Offeror shall provide necessary utilities and make related alterations. The cost of the improvements is part of Tenant Improvement (TI) costs. The Government will not compete with other facilities having exclusive rights in the Building. The Offeror shall advise the Government if such rights exist.

F. The lease term shall be **20** Years, **15** Years Firm, with Government termination rights, in whole or in parts, effective at any time after the Firm Term of the Lease by providing not less than **120** days' prior written notice. Should the Government make the determination to modify the term or option(s), an amendment to the RLP will be issued.

Initials: [illegible] **LESSOR &** [illegible] **GOV'T**

Use or disclosure of the data, drawings and all information contained on this sheet is subject to the restrictions on the title page of this Proposal.

G. The Lease Term Commencement Date will be on or about **10-14-2018**, or upon acceptance of the Space, whichever is later.

---------- **END OF CHANGES** ----------

This document is now considered to be part of Request for Lease Proposal No. 5IL0344.

All respondents to this Request for Lease Proposal shall acknowledge receipt of this amendment by signature on one copy in the space provided below. **A copy of the amendment must be with the RLP / Lease Package Submission**

FOR (b) (6) [redacted]	**FOR THE GOVERNMENT**
SIGN [redacted]	***SIGNATURE***
Rustom R. Khouri ***NAME***	John Boguslawski ***NAME***
President ***TITLE***	Lease Contracting Officer ***TITLE***
December 11, 2018 ***DATE***	12/17/2018 ***DATE***

Use or disclosure of the data, drawings and all information contained on this sheet is subject to the restrictions on the title page of this Proposal.

MK
JWB

Amendment Number 3
to RLP No. 5IL0344
for (b) (4) [redacted]

The purpose of this amendment to RLP# 5IL0344 is to modify language contained within Section 1.06 of the RLP, updating Exhibit B, titled "Agency's Requirements / Tenant Improvement Statement of Work."

GSA REQUEST FOR LEASE PROPOSAL NO. 5IL0344 SPRINGFIELD, IL

Offers due by 12/12/2018

In order to be considered for award, offers conforming to the requirements of the RLP shall be received no later than 4:00 PM (CT) on the date above. See "Receipt Of Lease Proposals" herein for additional information.

Exhibit B attached to GSA REQUEST FOR LEASE PROPOSAL NO. 5IL0344, Titled AGENCY'S REQUIREMENTS / TENANT IMPROVEMENT STATEMENT OF WORK will be deleted in its entirety and replaced with the document attached to this RLP amendment.

---------- END OF CHANGES ----------

This document is now considered to be part of Request for Lease Proposal No. 5IL0344.

All respondents to this Request for Lease Proposal shall acknowledge receipt of this amendment by signature on one copy in the space provided below. **A copy of the amendment must be with the RLP / Lease Package Submission**

FOR TH (b) (6) [redacted]	FOR THE GOVERNMENT (b) (6) [redacted]
SIGNA [redacted]	[redacted]
Rustom R. Khouri, President	John Bogusławski, LCO
NAME, TITLE	*NAME, TITLE*
11/30/2018	12/17/2018
DATE	*DATE*

Initials: RRK **LESSOR &** JMB **GOV'T**

Use or disclosure of the data, drawings and all information contained on this sheet is subject to the restrictions on the title page of this Proposal.

RRK
JMB

Amendment Number 4
to RLP No. 5IL0344
for (b) (4) [redacted]

The purpose of this amendment to RLP# 5IL0344 is to modify language contained within Section 1.17 of the LEASE, updating the 24-hour HVAC requirement to 6,244 ABOA SF

GSA REQUEST FOR LEASE PROPOSAL NO. **5IL0344** **SPRINGFIELD, IL**

Offers due by 6/3/2019

In order to be considered for award, offers conforming to the requirements of the RLP shall be received no later than **4:00 PM (CT)** on the date above. See "Receipt Of Lease Proposals" herein for additional information.

Section 1.17 in LEASE GS-05P-LIL00069, Titled 1.17 24-HOUR HVAC REQUIREMENT (OCT 2016) is deleted in its entirety and replaced with:

1.17 24-HOUR HVAC REQUIREMENT (OCT 2016)

A. 6,244 ABOA SF of the Space shall receive cooling at all times (24 hrs a day, 365 days a year) for purposes of cooling the designated server room. The temperature of this room shall be maintained at a temperate no higher than 78 degrees F and no lower than 68 degrees F, with humidity control not to exceed 60% relative humidity, regardless of outside temperature or seasonal changes.

B. The 24 hour cooling service shall be provided by the Lessor at an annual rate of $X.XX per ABOA SF of the area receiving the 24-hour cooling and is not to be included in the monthly operating costs. Also, the hourly overtime HVAC rate specified under the paragraph "Hourly Overtime HVAC Rates" shall not apply to any portion of the Premises that is required to have 24 hour cooling.

C. The Lessor shall submit monthly invoices, in arrears, for this cost to the LCO or the LCO's designated representative at the address below:

Mark Kessler
SIL/IN Property Management Operations Branch
GSA/PBS Southern Service Center Operations Division
600 E. Monroe, Springfield, IL 62701

Initials: MK **LESSOR &** JMR **GOV'T**

D. Notwithstanding the foregoing, Lessor shall provide this service at no additional cost to the Government if the Lessor provides this service to other tenants in the Building at no additional charge.

---------- **END OF CHANGES** ----------

This document is now considered to be part of Request for Lease Proposal No. 5IL0344.

All respondents to this Request for Lease Proposal shall acknowledge receipt of this amendment by signature on one copy in the space provided below. **A copy of the amendment must be with the RLP / Lease Package Submission**

FOR THE OFFEROR	FOR THE GOVERNMENT
(b) (6) [redacted]	(b) (6) [redacted]
SIGNATURE	***SIGNATURE***
Rustom R. Khouri [redacted] President & CEO, Carnegie Management & Development Corp. Manager of Springcar Company, LLC	John Boguslawski, Lease Contracting Officer
NAME, TITLE	***NAME, TITLE***
May 31, 2019	June 3, 2019
DATE	***DATE***