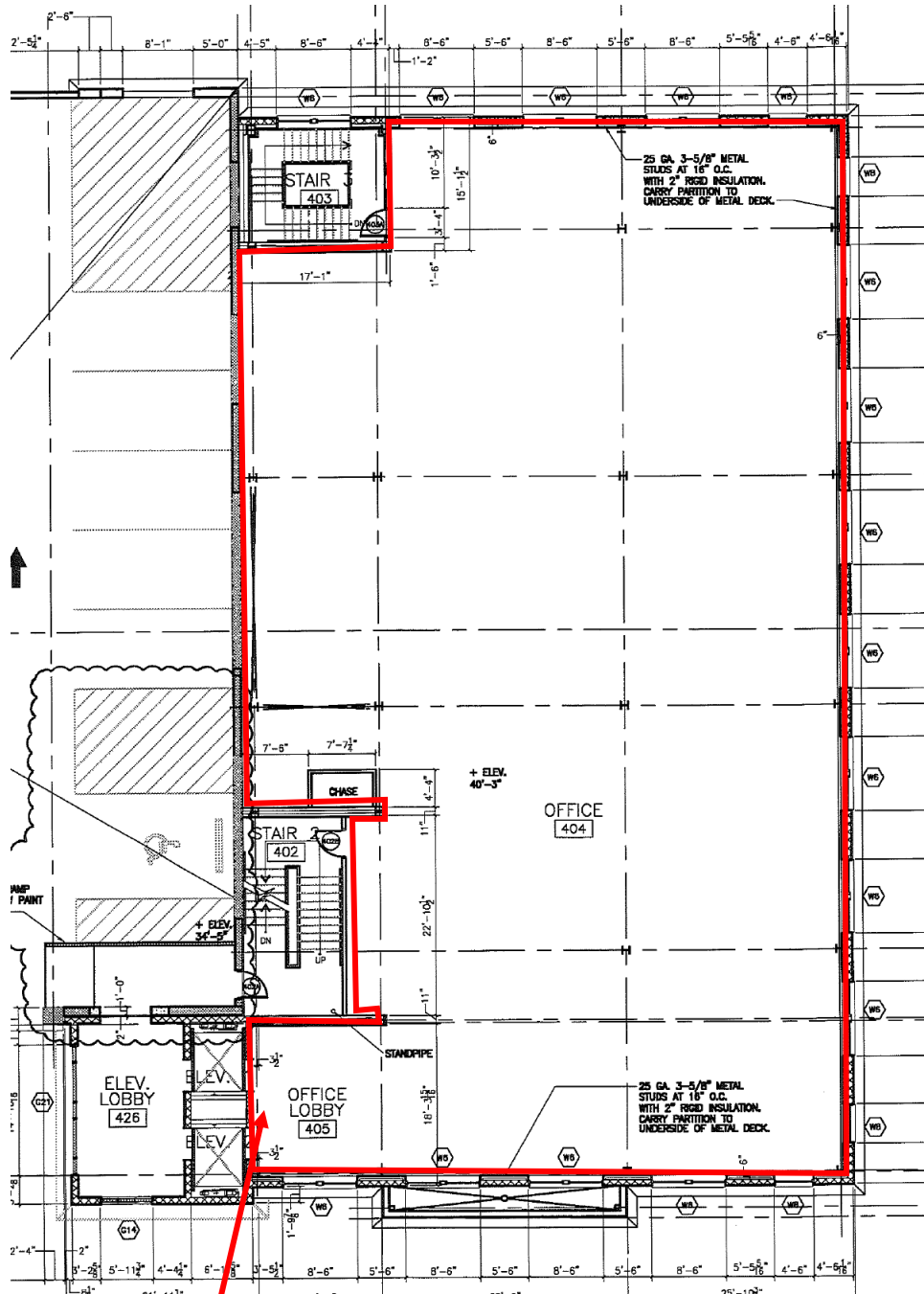


Exhibit A to Lease GS-04P-LFL00449



Primary Suite Entrance

LESSOR: _____ GOVERNMENT: _____

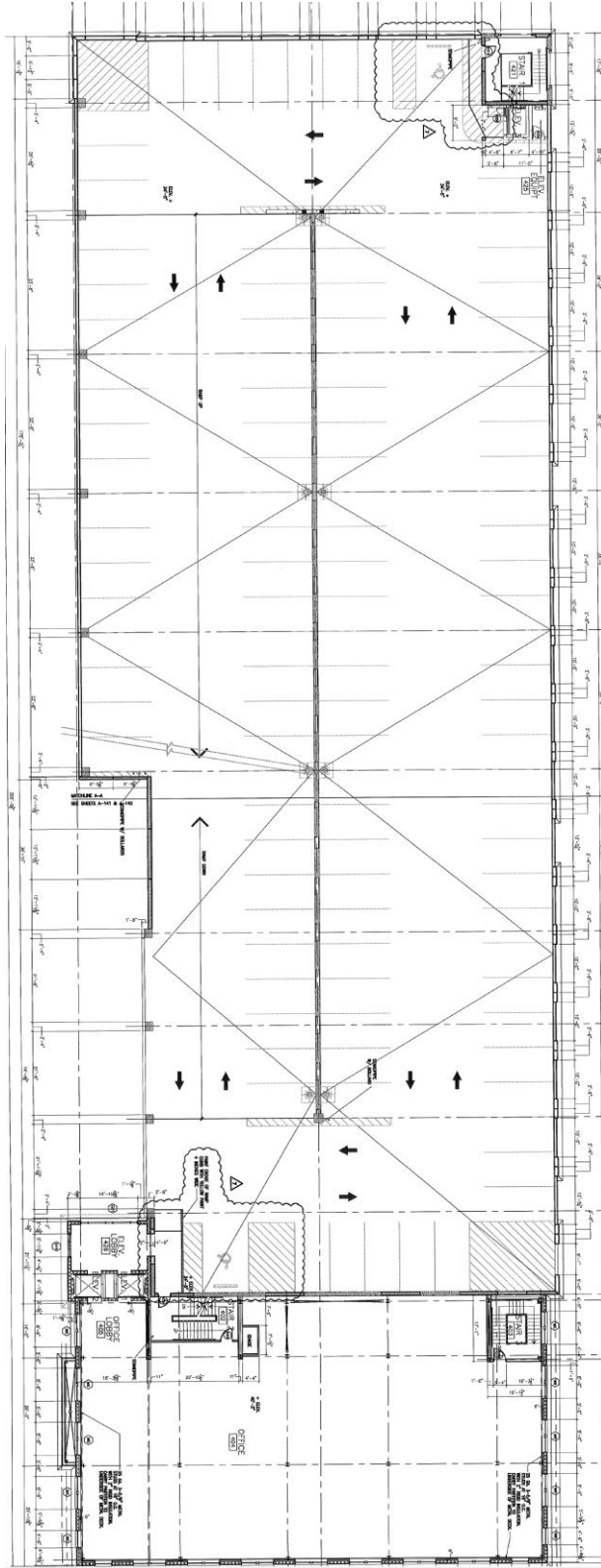
Exhibit B to Lease GS-04P-LFL00449



21 reserved and secured parking spaces on top level of parking garage. Method of secured parking to be determined during design phase.

LESSOR: _____ GOVERNMENT: _____

Exhibit B to Lease GS-04P-LFL00449



LESSOR: _____ GOVERNMENT: _____

Exhibit C to Lease GS-04P-LFL00449

UNCLASSIFIED / LAW ENFORCEMENT SENSITIVE

DEPARTMENT OF JUSTICE

BUREAU OF ALCOHOL, TOBACCO, FIREARMS & EXPLOSIVES



ATF SPACE REQUIREMENTS

Issued: October 8, 2020

LESSOR: _____ GOVERNMENT: _____

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A. GENERAL SPACE REQUIREMENTS

The following is an overview of the Bureau of Alcohol, Tobacco, Firearm and Explosives' (TENANT's) general space requirements. Offices at TENANT can be classified under the following: Headquarter Offices, Division Offices, Field Offices, Satellite Offices, and Flex-Office Space. Office locations are preferred in Class A office buildings while Flex-Office Spaces are usually located at light industrial/warehouse facilities. In addition to offices, there are Off-Site Facilities that are usually located in light industrial/warehouse facilities and consist of warehouse, office and parking spaces. Descriptions of these basic requirements are noted in the following sections.

1. OFFICES

BUILDING LOCATION: The safety and security of TENANT employees, contractors and others employed by TENANT is our primary concern. Our preference is to locate TENANT Offices in Federal buildings when space is available and the building perimeter security is at Department of Justice Level IV or General Services Administration Level D. Office space must be located in a multi-story building with the occupancy of entire floors preferable to partial floor occupancy, above the first floor. Light industrial and warehouse space is excluded from this restriction.

a. CRITERIA THAT ELIMINATES FEDERAL BUILDINGS FROM CONSIDERATION FOR NEW OFFICE SPACE:

- i. The office space, in a shared multistory building, is on or below the first floor.
- ii. The office space, in a shared multistory building, is on the top floor and rooftop access is located within ATF space.
- iii. The building houses immigration, probation, public defenders and/or social services offices and does not have a separate entrance, elevator and parking facility for ATF personnel and visitors.
- iv. The only available office space in a proposed building has immigration, probation, public defenders, and/or social services offices on the same floor.
- v. The office space is inside a shopping mall or shopping center.
- vi. The building houses daycare facilities, abortion clinics, mental health clinics and/or drug rehabilitation clinics.
- vii. ~~There is public parking underneath or within the building and/or there is metered or public parking directly in front, behind or next to the building.~~
- viii. The building is less than 1,000 feet from residential areas, places of worship, schools, hospitals, prisons, abortion clinics, mental health clinics and/or day care facilities.
- ix. Secured parking for ATF official vehicles, either onsite or adjacent to the building site is not available.
- x. The building resides in a crime statistical area that is 10 times greater than the national average. Note: This criteria will be measured by utilizing the CRIMECAST model. The CRIMECAST model is based on the criminological theory of social disorganization, which states that there is a proven correlation between the social disorganization in a neighborhood and the amount of loss that occurs there by analyzing neighborhood demographics (excluding race, religion and gender), crime statistics and other databases with known indicators of crime, we are able to provide precise scores indicating a site's risk of crime in comparison to national, state and county averages. A score of 1000 on this analysis indicates 10 times the national average.
- xi. Any exceptions or variances to the above listed criteria must be approved in writing, by the Chief, Physical Security Programs Branch. If ATF cannot find a building within the central business district (see Executive Order 12072), which satisfies our security requirements, then ATF must be allowed to expand the delineated area so that a safe, secure building can be found.

b. CRITERIA THAT ELIMINATES COMMERCIAL SPACE FROM CONSIDERATION FOR NEW OFFICE SPACE:

- i. Proposed office space is on the first floor or below the first floor of the building.

- ii. Proposed office space is on the top floor of the building and rooftop access is within the space.
 - iii. Proposed office space is inside a shopping mall or shopping center.
 - iv. Proposed building houses day care facilities, abortion clinics, mental health clinics, or drug rehabilitation clinics, immigration, probations, public defenders, and/or social services (including but not limited to: Social Security Administration (SSA) and Department of Health and Human Services (HHS)) within the building.
 - v. Proposed building will not or cannot accommodate secured parking for TENANT official vehicles at this facility.
 - vi. ~~Proposed building or parking facility is within 1,000 feet of agencies or tenants identified in iv. Above.~~
 - vii. Proposed office space is located in a high crime area or an area that will necessitate more extensive and stringent building security than a generally progressive and alert neighborhood with a low crime rate.
 - viii. Any exceptions or variances to the above listed criteria must be approved in writing, by the Chief, Physical Security Programs Branch. If TENANT cannot find a building within the central business district (see Executive Order 12072), which satisfies our security requirements, then TENANT must be allowed to expand the delineated area so that a safe, secure building can be found.
- c. CRITERIA FOR AWARD OF COMMERCIAL OR LEASED SPACES:
- i. A copy of the floor plan for the specific floors being offered by a lessor must be provided to TENANT for review before acceptance of the specific floor and building.
 - ii. Floors in a specific location that have multiple building core items (multiple elevator banks, multiple stairwells, and multiple mechanical rooms) will not be accepted when they are not centrally located in the center of a space. These items cannot be within TENANT space.
- d. PARKING:
- i. Secured parking spaces are required for government vehicles. The government requires a parking garage with a secure fenced/divided area or on-grade lot within a secure fenced area. Access to the parking area is required at all times - 24 hours a day/7 days a week (24/7). It is desirable that only TENANT personnel have access to the parking area. If parking cannot be provided on-site (i.e. basement garage, attached building garage, or site lot), parking should be located within a two-block radius of the office. Access to the parking lots must be controlled. Parking lots and all access from the building to the parking lots must be well lit at all times to ensure safety (i.e. a minimum of 10 foot candle level of illumination). Parking spaces cannot be in a shared lot with buildings that house agencies or tenants listed on page 1.

Note any waiver from this requirement will require a review of the specific location by the ATF Physical Security Programs Branch. A waiver may be considered if the market area does not have any locations that can provide a secure parking garage or secure fenced parking.

The minimum requirements for secure parking enclosure are as follows: **to be determined during design**

- ~~i. A 9 gauge chain link fence that is a minimum of 8 feet high on concrete slab to concrete slab.~~
- ~~ii. A top-guard, which is an overhang of three strands of barbed wire, along the top of the 8 feet high fence, shall be installed at a 45 degree angle facing outward.~~
- ~~iii. Opaque privacy slats pre-inserted or opaque privacy screening.~~
- ~~iv. An automated sliding vehicle gate and separate pedestrian entrance with pushbutton lock or card reader.~~
- ~~v. Minimum of three strands of barbed wire running horizontally and continuously along the top of the 8 feet high fence.~~
- ~~vi. All vertical fence posts shall be embedded in concrete.~~

Prior to signing the lease, the landlord should notify GSA if there are any concerns regarding the parking enclosure. All cost associated with the fence enclosure will be charged against the Tenant improvement allowance or paid by TENANT through the initial construction build-out.

2. OFF-SITE FACILITIES

a. LOCATION

Safety, functionality and security of ATF employees are our primary concerns. A delineated area will be determined on a case-by-case basis. Our preference is to locate ATF Off-Site facilities in areas away from Federal Buildings, building that house probation, public defenders, courts, and/or social services offices. The Off-Site property must be located away from churches, childcare facilities, shopping centers, residential areas, schools, flood plain areas, power plants, electrical transformers farms, night clubs, bars and in close proximity to airport radar dishes and aircraft flight paths. Access to the building must be large enough to accommodate large, long, tall, heavy vehicles.

b. BUILDING MINIMUM REQUIREMENTS

The buildings should be a single story structure, however a two-story building will be considered providing ATF occupies the first and second floors and the building meets ADA requirements. Minimum ceiling clearance in the workshop areas must be 15 feet or greater and the building must have at least one (one) 14 feet high by 12 feet wide electrically operated overhead coiling garage door. The garage door entry must be grade level or have an adequate ramp to drive vehicles in and out of the space. Two (2) garage doors are preferred. If the building does not have existing garage doors, the building must be able to accommodate 14 feet high doors. ATF will not consider any space or facility where other tenants are located above or below them. An additional dock level entry door is desirable.

c. EXISTING OR CUSTOM BUILDING

ATF prefers an existing building, however if after a reasonable search time and GSA has been unable to find a suitable building, ATF will consider a build-to-suite facility. This is the least preferable direction as it usually takes a longer lead time and can be overall more expensive.

d. PARKING

Secured onsite parking spaces are required for government vehicles. Access to the parking area is required at all times (24/7). It is desirable that only ATF personnel have access to the parking area. Parking must be provided on-site. Access to the parking lots must be controlled when possible. Parking lot(s) must be fenced and well lit at all times to ensure safety (i.e. a minimum of 10 feet candle level of illumination is required). ~~Fencing shall be accomplished with standard galvanized chain link fencing 8 feet high with a 2-foot outrigger at the top at an angle of 45 degrees pointing outward. Three strands of barbed wire must be installed on the top of the fence.~~ ATF may park very large vehicles such as Command Vehicles, NRT trucks, Bomb Trailers, Antenna Trailers, Mobile Lab vehicles, etc. at the facility.

3. LIGHT INDUSTRIAL / WAREHOUSE FACILITIES

a. LOCATION

The off-site facility depending on the specific functions and occupants will have an office section and a warehouse section. The warehouse section of the light industrial space must be accessible by vehicle. It is preferred to have a single story building with drive-in capability for large vehicles. For reference purposes some ATF vehicles could be approximately 45 feet long and the entrance to a storage area must accommodate the maneuvering of vehicles of this magnitude.

b. WAREHOUSE SPACE REQUIREMENTS

The warehouse space shall have the following minimum requirements within the facility:

- i. Slab to ceiling, minimum 15'-0" clear height
- ii. A minimum of 25' column to column spacing
- iii. Drive-in capability (i.e. slab on grade access or ramp access)

- iv. At least one (1) 12' wide by 14' tall electrically operated overhead garage door
- v. Floor drains will be required near inside overhead garage doors
- vi. Office space with men's and women's handicap restrooms
- vii. The space shall be protected with fire sprinklers (non-sprinkler buildings will not be considered)
- viii. The work area within the interior vehicle parking space shall be heated
- ix. The garage area of some locations will be provided with limited air conditioning
- x. Separate HVAC controls for the office and warehouse areas are required
- xi. The LAN Room shall be equipped with a 24/7 stand-alone HVAC system
- xii. Slab on grade sealed concrete capable of supporting tractor trailer trucks – 6" slab thickness
- xiii. Frost-proof exterior hose bib shall be available for ATF use at the 14' high door location.
- xiv. Exterior secured fenced parking
- xv. Antenna roof rights
- xvi. Some facilities shall require a shipping and receiving space

Note these warehouse requirements may vary from project to project and shall be adjusted as required to support the mission of specific group housed in the facility.

4. SECURITY

a. OFFICES

- i. All security related components will be furnished and installed by TENANT's security contractor such as the motion detectors, cameras, etc. unless otherwise noted on the space plans or program requirements prepared by TENANT.
- ii. Security Camera Location – Cameras will be potentially placed in all perimeter entrances and adjacent corridors on floor as well as stairwells. A drawing will be provided to the Lessor prior to installation of cameras.

b. OFF-SITE / WAREHOUSE FACILITIES

- i. ATF Security requirements for light industrial warehouse facilities shall be determined by the ATF Physical Security Programs Branch on a case-by-case basis. ATF prefers a building with a minimum of windows. All security related components will be furnished and installed by ATF's security contractor. Items such as motion detectors, cameras, etc. unless otherwise noted on the space plans or program requirements prepared by ATF. Electrical power requirements for these items shall be shown on the ATF Design Intent Drawings (DID's) and provided by the owner.
- ii. In some cases windows may have to be treated with the application of blast mitigation laminate to the windows. ATF Physical Security will determine where and what level of protection is to be provided. The safety, cost and functionality will be considered when selecting a location.

5. SPACE PLANS

ATF's Space Management Branch (SMB) will develop the space plans unless otherwise noted. The Lessor must provide baseline background drawings in AUTOCAD. The drawings must provide the location of all core elements such as: doors, openings, skylights, shafts, stairwells, elevators, columns, enclosures for fire pump, electrical or piping chases, UPS, bearing walls or walls that would influence the basic ATF layout. ATF will provide the DID along with the program of requirements to GSA. GSA will then provide the lessor, building manager, and/or architect with this information.

6. BUILDING EXTERNAL ENVIRONMENT

The quantity and quality of police and fire protection and the general character of the overall external environment shall also be considered in determining the location of the ATF office buildings. ATF space shall not be located in high crime areas or in any area that will necessitate more extensive and stringent building security than a generally progressive and alert neighborhood with a low crime rate. All buildings considered by ATF are required to have well lit exterior sidewalks, parking structures/lots/spaces, and alleys to ensure safety. ~~If a railroad exists near the facility, the building must be located a minimum of 50 feet from an active railroad~~

~~track. Skylights are not desirable but may be accepted.~~

7. SIGNAGE

No external signage identifying ATF presence in a facility is permitted.

- a. OFFICES: Internal signage is permitted on the floor where TENANT is located.
- b. OFFSITE WAREHOUSES / FACILITIES: Internal signage is discouraged but may be permitted after review and approval by ATF Physical Security Programs Branch.

8. EMPLOYEE PARKING / PUBLIC TRANSPORTATION

- a. OFFICES: Regularly scheduled public transportation and/or sufficient parking to cover commuting needs of employees must be located within reasonable and safe walking distance of the office.
- b. OFFSITE WAREHOUSES / FACILITIES: Regularly scheduled public transportation and/or sufficient parking to cover commuting needs of employees must be considered, however the nature of the Off-Site operation does not lend itself to the typical office environment. Most off-site locations will include specialized ATF vehicles. It is ATF's desire to locate facilities and vehicles remotely and away from public view.

9. SECURITY CLEARANCE

The Government requires the lessor to submit complete personal history statements for each employee of the lessor as well as employees of the lessor's contractors or subcontractors who will provide continuing building operating services for the property in which the leased space is located. ATF reserves the right to require completed fingerprint charts. ATF also requires this information for employees of the lessor, his contractors, or subcontractors who are hired to perform alterations or emergency repairs for the property.

All contract personnel (i.e. cleaning personnel, maintenance personnel, contractor, sub-contractor, etc.) who are hired to perform alterations or emergency repairs for the property are required to complete a Personnel Security Request (PSR) and pass ATF security background checks before working in ATF space. (See EXHIBIT #1)

ATF through the GSA contracting officer or Contracting Officer's Technical Representative will advise the lessor in writing if an employee is found to be unsuitable or unfit for his assigned duties. Effective immediately, such an employee cannot work or be assigned to work in ATF owned or leased space. The lessor will be required to provide the same data within 10 working days for the addition of new employee(s) to the work force.

In the event the lessor's contractor/ subcontractor is subsequently replaced, and the new contractor/ subcontractor hires employees who were already cleared, then it is not necessary for them to be cleared again. The contracting officer may require the lessor to submit Form FD-258 and GSA Form 176 for every employee covered by this clause, on a recurring 3-year schedule.

The contractor and subcontractors shall take steps to assure control of the construction drawings. Contractors shall provide a system of controlling access and the safe keeping so to mitigate the possibility of loss of control of ATF drawings. Control of construction drawings shall be a priority item.

Law Enforcement Sensitive material shall not be posted on any websites by contractors/subcontractors to include specifications, drawings or photos.

10. KEY CONTROL

It is ATF's intent to control keys for ATF space and ATF reserves the right to change the entrance locks to all ATF space within the building. If the lessor and/or building manager require access into ATF space after work hours, the Lessor and/or building manager must inform ATF and receive permission to gain access into ATF space. Normally the contractor shall provide construction cores in the door locks and ATF will change the core

to meet ATF requirements. ATF personnel must be present at all times to escort non-ATF personnel.

11. DAYTIME CLEANING, RENOVATION, AND MAINTENANCE

Daytime cleaning shall be included as part of the fully serviced lease that ATF is required to support. Daily cleaning, renovation in existing space, and scheduled maintenance must be conducted during regular business daytime hours between 8 AM to 4:00 PM. All after-hour work must be scheduled through ATF. ATF personnel must be present at all times to escort non-ATF personnel.

12. MAINTENANCE FOR ABOVE STANDARD HVAC ITEMS

Maintenance for all above standard HVAC equipment shall be included as part of the rental consideration. If the HVAC equipment maintenance is not included in the initial rental proposal, adjustments to the rent may be executed after the above standard HVAC is/are installed and in operation.

13. ANTENNA SPACE

At some facilities outside roof space shall be required for the installation of a 22' antenna (to be supplied by ATF). The base station should be located as close to the antenna as possible in a roof top equipment room where available. The antenna mount requires that it be made from 2" rigid conduit that is a minimum of 4' in length and extends a minimum of 4' above the highest point of the roof. The roof must be equipped for routing coaxial cable between the antenna and the base station. If conduit is required, the lessor shall provide conduit with a minimum of 2" inside diameter rigid conduit from the antenna mount to the base station location with no more than a total of 280 degrees of bends. Pull strings and weather head on the end that penetrates the building will also be required. An internal 8-wire, Category 5 cable is required from the ATF office space to the base station location. The lessor shall provide a duplex AC outlet for the base station that is a 20 amp/110 Volt dedicated GFI circuit. The dedicated AC outlet and an earth ground (central building ground) connection shall be located within 3' of the base station location. **The exact location of the antenna and base station must be coordinated with the ATF, Radio Communications Branch located in Gaithersburg, MD and can be contacted at (301)-556- 1040.**

14. SYSTEMS FURNITURE WHIPS

In all ATF projects that incorporate systems furniture, the general contractor shall be responsible for hardwiring one end of the whip (electrical connecting wire) to the building electrical circuits. Note that ATF's systems furniture contractor will install the opposite end of the whip or make the direct connection to the systems furniture.

15. TENANT'S ACCEPTANCE OF SPACE

GSA will formally accept the space for the Government in lease space projects. At a minimum, ATF will require that the build-out of the perimeter of the space (i.e. walls, wire mesh, door installation, and hardware) must be complete prior to completion of the interior build-out of the space. This will help to ensure that perimeter security is in place at the scheduled move date and that an office may be able to complete its move even if some internal construction still needs to be completed.

16. TELECOMMUNICATIONS / LAN CLOSET REQUIREMENTS

At the start of a project (new, relocation, renovation, expansion, etc.), Infrastructure Services Branch (ISB) requests to preview all drawings. An ISB Specialist will preview and locate all jacks for voice and data. Plans will be returned prior to printing the final construction drawings.

Telecommunications/LAN closets are to be located in ATF controlled space.

ISB requires a 3" conduit run between ATF's telecommunications/LAN closet and the building's local telecommunication's Demarc location (first point of presence). This must be a continuous run with no access points or pull boxes. This is to insure security integrity for all voice circuits, data network circuits, security alarm lines and Title III intercept lines. When these lines traverse spaces outside ATF controlled space, it is the utmost priority to insure telecommunications line security.

MULTIPLE FLOOR LOCATIONS

Single 3" conduit runs required between ATF's main telecommunications/LAN closet and each satellite closet on other respective floors. Required for voice riser cabling and the fiber LAN switched backbone. When these lines traverse spaces outside ATF controlled space, it is the utmost priority to insure telecommunications & network security.

MULTIPLE CLOSETS ON SAME FLOOR

Provide one (1) 3" conduit run required between ATF's main telecommunications/LAN closet and each satellite closet. This is only required if backbone runs traverse non-ATF controlled space.

Wall jack locations for offices, rooms and other wall locations are to have a junction box with 1" conduit to above ceiling with a pull string. This is to provide easy access to install cabling in walls that may have wire mesh or sound insulation. Also it provides an easy means to install additional cabling at a later date without having to damage walls. Wall mounted phones locations are to have junction boxes, with conduit and pull string. This provides adequate mounting integrity for wall phone mounting hardware.

System furniture cabling feed point locations are to have a junction box with 1 1/2" conduit to above the ceiling with pull string. This is to provide easy access to install cabling in walls that may have wire mesh or sound insulation. It also provides an easy means to install additional cabling at a later date without having to damage walls.

TELECOMMUNICATIONS / LAN CLOSETS

- a. Provide 1/2" plywood on all walls, from corner to corner, mid-point floor to ceiling, with white or grey paint. (Fire Rated).
- b. Furnish with 24/7 air conditioning to provide cooling for all telephone & network equipment, network routers and switches, alarm system and radio equipment. AC equipment needs to handle a minimum sensible load of 12,500 BTU. Locate AC equipment outside the telecommunications/LAN room and duct air into room or provide a water safety pan with shut off under the AC system to prevent water damage to equipment in case of a leak.
- c. The room is to have four (4) circuits, dedicated quad outlets, 20 amp/120 volts. One (1) for telephone equipment, one (1) for LAN network equipment, and one (1) for security alarm equipment and one (1) for radio equipment.
- d. Provide two (2) "Approved Ground" #6 grounding conductors to building's central grounding point. Reference National Electric Code, Section 250. Locate one (1) grounding point/conductor on the wall next to the telephone equipment location and one (1) next to the Data/LAN rack location.
- e. Provide a 2" conduit run from telecommunications/LAN closet to the radio equipment room (if located outside ATF controlled space) or to the roof with roof penetrations (for antenna).

17. LAN ROOM COMPLETION

The LAN room static resistant vinyl composition floor tile, drywall partition, door/frame/hardware (with lockable hardware), plywood blocking, ceiling lights, power outlets (for the security, telephone and data), and air-conditioning unit must be completed once the secure perimeter walls/doors have been erected. This will help ensure that ATF offices have the communications and computer infrastructure and tools needed for their work even if some additional construction still needs to be completed. The LAN room completion date shall be coordinated at the pre-construction meeting.

END OF GENERAL SPACE STANDARD REQUIREMENTS

B. DESIGN AND CONSTRUCTION REQUIREMENTS

1. DESIGN INTENT DRAWINGS

ATF will provide the design intent drawings along with the program of requirements to the Lessor, building manager, GSA representative, and/or architect. The Above Standard Space Requirements section describes ATF's architectural and security standards for each type of office space. The architect shall use these requirements as a guideline in producing the Construction Documents (CD). In the event of a conflict between this document and the Design Intent drawings, the Design Intent Drawings will prevail.

2. SQUARE FOOTAGE

Square footage requirements are noted on the programming documents and are not included in the document herein. Changes to the square footage requirements or variations from the ATF Space Requirement standards must be approved by ATF's Space Management Branch.

3. STANDARD FINISH, DOOR, CEILING, INTERIOR LIGHTING REQUIREMENTS

a. STANDARD FINISHES

ATF's standard finishes are as follows (unless noted otherwise):

- i. 26 - 28 ounce (face weight) carpet;
- ii. continuous vinyl cove base;
- iii. eggshell paint on walls;
- iv. semi-gloss on doors and door frames;
- v. solid core doors with minimum dimensions of 3'-0" x 7'-0" x 1-3/4" doors and hollow steel door frames;
- vi. 2' x 4' or 2' x 2' acoustical ceiling tiles and ceiling grid;
- vii. 2' x 4' or 2' x 2' – Manufacturer: Focal Point, Model: Luna or equal , 3-Lamp, T8 recessed indirect w/ perforated center standard basket. See EXHIBIT #16 for further specifications.

b. FINISHES FOR OFF-SITE FACILITIES

The finishes for off-site facilities are similar except for the doors and floor finish. Interior doors shall be solid core wood with knock down hollow metal frames and building exterior doors shall be insulated metal doors. Concrete floors in the warehouse area shall be cleaned and sealed so that concrete dust is not released into the atmosphere.

4. DEMISING WALLS

(Note in construction, Perimeter and Demising walls may describe two (2) different types of walls. In construction, Perimeter walls describe the exterior walls of the building and demising walls describe the exterior walls of the TENANT's space. Personnel in the security industry may describe the exterior walls of the secured space as the Perimeter walls. For the Purpose of this document, ATF will use the term Perimeter Walls and Demising Walls interchangeably but its meaning will remain the same - i.e. exterior walls of ATF space.)

Demising walls of ATF facilities must be acoustically separate from neighboring buildings or from other tenants sharing space in the same building. All perimeter walls separating ATF space from building common areas or other tenants, whether government or non-government, must be separated with wall partitions that extend from the structural floor to the structural ceiling. Demising walls must have a minimum sound transmission class (STC) of 45 and contain 3" sound blanket insulation between 5/8" gypsum partitions. This includes public corridor walls. (See EXHIBIT #3A.) Acoustical sealant shall be applied on both sides of the metal stud runner at both slabs. On floors/ceilings with composite metal decks, the partition, sound insulation, and acoustical sealant shall extend between the flutes of the metal decks. All service boxes shall be sealed. All electrical conduit cables shall be plugged with an acoustical lining and constructed to impede sound transmission.

In addition, a minimum of 3/4" #9 Standard or 9-gauge expanded carbon steel (expanded metal) shall be mounted to the outer side of the wall studs and run from slab-to-slab. In cases where the upper slab is extremely high (above approx. 18'-0") the space shall be caged. The ceiling shall have expanded metal. The opening in the expanded metal shall be no greater than 2" along the longest side of the opening. (See EXHIBIT #2).

In some cases, ATF will move to existing office space. The existing demising walls shall be reinforced with slab-to-slab expanded metal. It is preferable to weld the expanded metal on the outside face of the walls, but if this is not possible, securing the expanded metal on the inside face of the walls is acceptable. (Note, welding may not be possible if the existing stud gauge is too thin or if the space on the opposite side of ATF's space is occupied.) ATF will allow the installation of the expanded metal on the ATF side of the demising wall with non-removable screws and metal retaining clips in these instances. Concrete walls need not be covered with expanded steel metal.

The prospective lessor shall be responsible for identification of the current condition of the demising partition and shall report these conditions to ATF. ATF will then determine the modifications that are required to insure that the demising partition results in at least a 3A partition type.

The prospective lessor / GSA must notify ATF within 72 hours of receipt of the Design Intent Drawings to report these conditions.

5. PERIMETER DOORS

All perimeter doors (i.e. entrance, second entrance/exit, or stairwell doors) that swing out into public space from ATF's space should have hinge pins that are spot-welded, braided, provided with non-removable pin hinges, or security stud hinge to prevent removal of perimeter entrance doors. (A security stud hinge has a metal stud on the face of one (1) hinge leaf and a hole in the face of the other leaf. As the door closes, the stud enters the hole and penetrates the full thickness of the leaf, which creates a "bolting" or "locking" effect.)

a. OFFICES

Office perimeter entrance doors (from the public corridor) are required to be solid wood construction with a minimum thickness of 1-3/4" with an automatic door closure. These doors shall have long-throw, high-security, single-key deadbolt locks installed for secured hours. Doors will be tight fitting with 1/2" x 1/8" solid neoprene stop on three (3) sides and threshold. There will be no transparent panels installed on these doors. All corridor doors (public and suite) will have a door sweep to stop sound transmission. Main entrances to all Division offices from the building lobby shall have solid core wood double doors.

b. OFF-SITE FACILITIES

Off-Site facilities perimeter doors shall be insulated metal doors. Overhead roll-up coiling doors in the garage area shall be provided with electrical door openers and remote controllers. Manual dead bolt locks shall be installed on the overhead doors at ground level. Warehouse perimeter doors shall be insulated metal doors.

c. PERIMETER DOOR CONTROL

ATF will maintain control of all perimeter door keys. Emergency access to ATF space will be by ATF authorization only. All perimeter doors will have lock covers to prevent forced entry.

d. DOOR SECURITY HARDWARE

ATF preference for door hardware on perimeter doors is a vanguard style. This hardware allows the handle to freely turn even in the locked position to prevent a force break of the hardware allowing unauthorized entry. Any Perimeter Door that swings into Public Space to include the Ballistic Door must have a Cover Plate "Pick Plate / Latch Cover" installed to protect the door latch.

6. VENTS AND DUCTS ALONG DEMISING WALLS

Vents and Ducts and all other openings along the demising walls with a total dimension of more than 90

square inches will be protected by the installation of hardened steel round bars, 3/8" in diameter, meeting a 600 Brinell hardness rating, spaced on 6" centers. The steel bars shall be welded to a 1/4" steel angle iron frame. The steel frame and its supports shall be supported to the building structure by welding or the use of tamper free anchoring devices. Where feasible, the hardened steel bars and steel angle iron frame shall be anchored to the masonry wall by drilling holes into the wall and using tamper proof anchors epoxy glued into the wall or weld steel angle iron frame to the expanded metal within the demising partition. Expanded steel wire web is unacceptable in duct work.

7. EMERGENCY / FIRE EXITS

Emergency/Fire Exits shall be equipped with panic bars and a quick-release long-throw dead bolt lock for after hours. These doors must be alarmed. Hinges shall meet the requirements outlined above for perimeter entrance doors.

8. SECURITY AND DOOR HARDWARE

ATF's Protective programs Branch (PPB) will provide supplemental requirements and specifications during the Construction Document phase (See EXHIBIT #4 for a sample of the Security System and Lock Symbols). If the specifications noted within this document conflict with the specifications provided by PPB during the Construction Document phase, the supplemental requirements and specifications from PPB will supersede the specifications noted in this document.

The General Contractor shall furnish and install all door hardware and electric strikes noted on the construction documents unless otherwise noted. Electric strikes shall conform to ATF's minimum standards identified on EXHIBIT #5 - Security Electronic Portal Controls (Electric Strikes). Prior to purchasing and installation of the electric strikes, the contractor must submit manufacture's detailed information of the electric strikes (i.e. cut sheet, brochure description, etc....) for ATF's approval. All electric strikes shall have the following options: 12 or 24-volt power and fail secure options.

Changes to any security related issues must be approved by ATF's Physical Security Branch.

9. TELEPHONE AND SECURITY SYSTEM EQUIPMENT

All telephone and security alarm system equipment are to be located WITHIN the ATF controlled office area. Telephone and computer closets will be secured by commercial grade locking devices. ATF will maintain key control. Ventilation and/or cooling shall be provided to these spaces.

10. CONDUITS FOR ELECTRIC AND TELEPHONE LINES

Dedicated conduits are to be run from point of entry into the building ("Demarc point") to ATF's space. Provide a 3" flexible metal conduit from the main telephone room into the building to ATF's main LAN room. If pull boxes are necessary due to existing conditions, they must be outfitted with tamper resistant screws.

If the data or telephone cable leaves ATF space and passes through the public hallway, the ATF/Project Manager should request for two (2) 3" flexible metal conduits that pass through the public hallway.

11. BLAST MITIGATION LAMINATE FILM

LEVEL III - Bullet/Blast resistant window:

Frame assembly: Constructed of ballistically tested aluminum or steel extrusions.

Framing: Factory representative must assess windows on site.

Pre-tested Windows are certified and existing by licensed manufacture for installation meeting the Level III lamination levels as stated below.

LEVEL III - Blast mitigation laminate film glazing:

Frame assembly: Constructed of ballistically tested aluminum or steel extrusions.

Framing: Factory representative must assess windows on site.

Lamination will meet load test protocol of a minimum of 500 LBS, low hazard level and high protection level

from a ten feet at ground level or 300 LBS, low hazard level and high protection from a ground floor blast at 10 feet.

A clear ballistic laminate level 2 with 0.007 mm (Milar) film on exterior of the window. This will have a glazed finish on the exterior side of the windows.

Interior side of windows will have an opaque ballistic laminate and ballistic resistant film level 3.008 mm (Milar) with metal or aluminum capture frame inside. The capture frame is defined as metal or aluminum frame that securely holds the ballistic laminate against the interior glass.

MANUFACTURERS MEETING ATF SPECIFICATIONS

CPFilms Inc. - Blast event safety glazing films R-20 SRPS8, blast event safety glazing SCL SR PS7, or manufacture suggestion for window thickness at location. Phone: 1-800-255-8627

Madico Inc. - SafetyShield 800, SafetyShield 1500, or manufactures suggestion for window thickness at location. Phone: 1-800-225-1926

Insulgard Corporation - Bullet resisting transaction windows SV. Phone: 1-800-638-6718

Bullet Guard Corp. - Bullet Resistant Products, UL-752 Ballistic Material, or manufacture suggestion for window thickness at location. Phone: 1-800-233-5632

Intellimar, Inc. - Glass Fragment Hazard Reduction, Condition I or II (GSA Level 3 or 4), or manufacture suggestion for window thickness at location. Phone: 301-596-8500 or 410-461-3886

12. **EXPLOSIVE TECHNOLOGY GROUPS**

ETB locations shall be provided with usual office and office support areas. Additionally they will be provided with examination rooms, research/prep/training and construction rooms. Some of these functions may be consolidated into a specific room as determined by the designer, and the number of personnel assigned to a particular location.

Certain groups such as Explosive Technology Branches (ETB) will require an offsite laboratory environment, requiring special ventilation requirements. These area may require the installation of eye wash fountain(s) and/or safety shower(s). Specific specifications will be provided and tailored to each location. At least one (1) explosion-proof, 4'-0" wide laboratory fume hood ducted using 8" diameter galvanized duct to the exterior of the building shall be required at each ETB location. Specific specifications are as follows:

New ETB offices (Flex-Spaces) shall have fume hoods provided and installed, usually in or near the examination room. Fume Hoods shall be Labconco Corporation (800) 821-5525 or equal as follows:

4'-0" Protector Hood

4'-0" Fiberglass fume hood with integral explosion proof blower and EP incandescent light, no service fixture.

4'-0" Dished epoxy work surface, no cup sink cutout.

4'-0" Spluent cabinet, duel doors

Substitutions must get prior approval from ATF.

SEE EXHIBIT #18

Outside secure parking areas will be provided for special vehicles such as bomb trailers.

SEE EXHIBIT #19

END OF DESIGN AND CONSTRUCTION REQUIREMENTS

C. ABOVE STANDARD REQUIREMENTS & ROOM DESCRIPTIONS

1. DIVISION OFFICES / FIELD OFFICES / SATELLITE OFFICES

SECURE FOYER

1) FROM BUILDING LOBBY TO SECURE FOYER

- i. Purpose
Main entrance secure foyer will be designed to affect positive control and identification of visitors. The secure foyer has two (2) doors – the Suite Entrance Door and the Reception Door. Visitors enter the reception room from the public space through the Suite Entrance Door, but visitors may only pass through the Reception Door after receiving clearance from a ATF staff.
- ii. Special Items
 - a) Hardware for the suite entrance door is as follows: a standard levered lockset, latch plate cover, a door closer, single cylinder long-throw deadbolt, and bottom and side mounted door seals. If the doors swing out into the corridor, provide latch protectors and non-removable hinge pins.
 - b) Demising partition shall be slab to slab with 45 STC and with a minimum of a 9 gauge welded expanded metal. See EXHIBIT #2.

2) FROM RECEPTION ROOM TO TENANT SPACE

- i. Special Items
 - a) Walls around the secure foyer
 - Bullet Resistant treatment is required on all the walls within the secure foyer. See wall Type 3B. Specifications of the bulletproof wall must meet minimum UL ratings that are capable of withstanding bullets fired from a 44 magnum or a 9-mm submachine gun at close range (UL Level 3 rating). See EXHIBIT #6 – Security Armor.
 - Demising partitions shall be slab to slab with 45 STC and with 9 gauge welded expanded metal. This is the partition between the secure foyer and public hallway See wall Type 3A.
 - b) Bullet Resistant Doors
Bullet Resistant doors are required along walls with bullet resistant treatment only. The bullet proof doors shall meet minimum UL ratings that are capable of withstanding bullets fired from a 44 magnum or a 9 mm submachine gun at close range (UL Level 3 rating). See EXHIBIT #7.
 - c) Bullet Resistant Windows
The landlord and/or architect should coordinate the window size with ATF’s design intent drawings. See EXHIBIT #8. ATF will notify the Lessor and/or architect if the existing bullet resistant transaction windows at their present location will be relocated to the new space. The height of the window off the floor must be 2’-10”.

LAN ROOM

- 1) Purpose
This room shall house the security, telephone, Wide Area Network (WAN) and Local Area Network (LAN) equipment.
- 2) Special Items
 - i. Provide five (5) 20 amp quad outlets for the following:
 - a) Two (2) quad outlets for the LAN/WAN equipment
 - b) Two (2) quad outlets for the Telephone equipment

- c) One (1) quad outlet for the security system. In addition, the contractor shall provide two (2) 3'-0" power strip/plug mold on each side of the security system outlet.
- ii. Provide six (6) painted, fire-retardant plywood sheets, 4'-0" x 8'-0" x 3/4" – two (2) for the security equipment, two (2) for the telephone system, and two (2) for the LAN equipment. (See EXHIBIT #14 the layout for the typical LAN room.)
- iii. Install two (2) #6 dedicated ground for the telephone equipment.
- iv. A mechanical engineer shall design an air-conditioning system that maintains the temperature in the LAN room between 70-74 degrees Fahrenheit 24/7.

DIVISION CONFERENCE ROOM

- 1) Purpose
Used for staff meetings, briefings, Critical Incident Management Response Team (CIMRT), press conference, and joint seminars with other law enforcement agencies.
- 2) Special Items
 - i. Provide blackout drapery if the conference room is located along the window wall.
 - ii. Provide at least one (1) general-purpose outlet on every wall and one (1) voice/data outlet on each wall. Quantity and location to be determined by TENANT designer.
 - iii. Provide support for white board.
 - iv. Provide a separate/supplemental HVAC unit for this room with thermostat.

CONFERENCE ROOM (FIELD OFFICES)

- 1) Purpose
Used for meetings, briefings, and/or interviews with the staff or the public.
- 2) Special Items
 - i. Provide blackout drapery if the conference room is located along the window wall.
 - ii. Provide at least one (1) general-purpose outlet on every wall and one (1) voice/data outlet on each wall. Quantity and location to be determined by TENANT designer.
 - iii. Provide support for white board.

SUPPLY ROOM

- 1) Purpose
Required for general office supplies.
- 2) Special Items
Provide a dedicated outlet for each photocopier.

MAIL AND COPY ROOM (DIVISION OFFICE ONLY)

- 1) Purpose
Required for photocopiers, facsimile machines, shredders, and the storage of paper, toner cartridges, recycling bins, and general office supplies.
- 2) Special Items
Provide a dedicated outlet for each photocopier and each shredder.

POLYGRAPH EXAMINATION ROOM

- 1) Purpose
The Polygraph Examination Room is required only at the Field Division offices when a Polygraph Examiner is on staff.
- 2) Special Items
Install an "IN USE" outside of the Polygraph Room Door to indicate that a polygraph test is in progress with a separate light switch. Locate the center of the "IN USE" light fixture 66" above the

finished floor adjacent to the door. Also, place a sign for the “In Use” light switch below the cover plate inside the Polygraph Examination room. The sign should read: “Turn on when room is in use.”

POLYGRAPH OFFICE

- 1) Special Items
 - i. Provide a 24” high x 30” wide one-way mirror window between the polygraph examiner’s office and polygraph examination room. The bottom of the window must be 48” above the finished floor. In addition, provide one (1) 1” wide mini blind on the “office side” of the window.
 - ii. Provide two (2) down-light fixtures on a dimmer switch. Place the down-light fixtures on the opposite side of the room from the one-way mirror.

BREAKROOM

- 1) Special Items
General contractor is to provide the sink and cabinetry (See EXHIBIT #9). Also provide space for a standard refrigerator and coordinate with the field office.

TRAINING ROOM (DIVISION OFFICE ONLY, UNLESS SPECIFIED OTHERWISE)

- 1) Purpose
- 2) Special Items
 - i. Provide a separate/supplemental HVAC unit for this room with thermostat.
 - ii. Provide a 3” raised access floor as required by TENANT designer.
 - iii. Provide carpet tile.
 - iv. Provide and install manual room darkening shades.
 - v. Standard acoustical ceiling with standard lighting and downlights around perimeter of room. Lights must be on dimmer switches.
 - vi. Provide and install vinyl wallcovering.
 - vii. Provide and install chair rail in specified locations.
 - viii. Provide plywood blocking for TV mounts. Locations and quantities to be determined by TENANT designer.
 - ix. Provide and install movable partition.
 - x. Provide minimum of 500 SF storage room for tables and chairs when space allows. TENANT designer to provide drawing.
 - xi. Provide an AV closet or closet area for AV equipment.
 - xii. Provide electrical and voice/data outlets in raised floor and other locations. Quantity and location to be determined by TENANT designer.

SECURE FILE ROOM

- 1) Purpose
Used to store investigative material and other sensitive files.
- 2) Special Items
None.

INTERVIEW ROOM

- 1) Purpose
Interview rooms are small conference rooms used to interview defendants. Note, not all Field or Satellite offices require separate Conference and Interview Rooms. Architect is to confirm program of requirements if the Conference Room is also used as an Interview Room.
- 2) Special Items
 - i. Install Handcuff Bar or D-Ring (See EXHIBIT #10)

- ii. Install an "IN USE" outside of the Interview Room Door to indicate that an interview is in progress with a separate light switch. Locate the center of the "IN USE" light fixture 66" above the finished floor adjacent to the door. Also, place a sign for the "In Use" light switch below the cover plate inside the Interview Room. The sign should read: "Turn on when room is in use."

DEFENDANT PROCESSING ROOM

- 1) Purpose
This room is used to photograph, fingerprint, and process defendants. For offices with five (5) or less special agent personnel assigned, a combination Interview/Defendant Processing Room shall be provided.
- 2) Special Item
 - i. Base cabinet and Sink
Provide base cabinet with 20 gauge stainless steel, 8" deep sink with garbage disposal, and running hot and cold water. Base cabinet/sink height and faucet shall conform to the Uniform Federal Accessibility Standards (UFAS). See EXHIBIT #9.
 - ii. Handcuff Bar or D-Ring
 - a) Handcuff Bar
Provide a handcuff bar described on EXHIBIT #10. Handcuff bar must be welded to stainless steel flanges and anchored to the wall to withstand a force of 900 pounds. Flanges and cover plates must be 18 gauge, type 304 stainless steel tubing with a satin finish. All handcuff bars must have a 1-1/2" wall clearance. Position the handcuff bar horizontally 36" above the finished floor.
 - b) D-Ring
Provide two (2) wall mounted D-Rings mounted on two (2) stainless steel kick plates. The rings should be mounted 5" AFF and 25" AFF. The D-Rings are screwed to wood blockings behind the drywall partition. Grind all bolts down or use tamper proof screws to prevent anyone from removing the D-rings from the wall (See EXHIBIT # 10).

SECURED / EVIDENCE STORAGE (FIELD AND SATELLITE OFFICES)

- 1) Purpose
Each field office or group requires a secured storage room to safely store ammunition, weapons, investigative equipment, and evidence.
- 2) Special Items
 - i. Long Gun Rack. See EXHIBIT #11 space plan for the number of long gun racks.
 - ii. 4'x8' pegboard for a hand gun rack. See EXHIBIT #12 space plan for the number of pegboard and location.
 - iii. Use partition Type 3E.
 - iv. Vents and Ducts and all other openings inside the security storage area with a total dimension of more than 90 square inches will be protected by the installation of hardened steel round bars, 3/8" in diameter, meeting a 600 Brinell hardness rating, spaced on 6" centers. The steel bars shall be welded to a 1/4" steel angle iron frame. The steel frame and its supports must be supported to the building structure by welding or the use of tamper free anchoring devices. Where feasible, the hardened steel bars and steel angle iron frame shall be anchored to the masonry wall by drilling holes into the wall and using tamper proof anchors epoxy glued into the wall or weld the steel angle iron frame to the expanded metal within the secured partition.
 - v. Separate Investigative Area -- Divide the storage room with a slab to slab expanded metal partition into two (2) areas (See EXHIBITS #13A, 13B, and 13C). Provide a sliding gate with the Adams Rite lock-set listed in EXHIBIT #13C. The cylinder must fit SCHLAGE PRIMUS Full Size Interchange Core (part# 20-062) FSIC Adams Rite Cam listed in

EXHIBIT 22A.

IRS PLOTTER

- 1) Purpose
This room houses the Treasury Enforcement Communications System (TECS), national, state and/or local law enforcement communication systems. This room is also used to store sensitive messages and documents.
- 2) Special Items
Provide a dedicated outlet for the plotter.

COMMUNICATION ROOM (DIVISION OFFICE ONLY)

- 1) Purpose
This room houses the Treasury Enforcement Communications System (TECS), national, state and/or local law enforcement communication systems. This room is also used to store sensitive messages and documents.
- 2) Special Items
 - i. Provide a self-contained HVAC unit in this room that maintains the temperature in the Communications room between 70-74 degrees Fahrenheit 24/7.
 - ii. Secret Internet Protocol Router Network (SIPRNET) Rooms
SIPRNET room doors will be solid wood with a minimum thickness of 1 ¾ inches or a hollow steel door with the steel a minimum thickness of 9-gauge and locked with a card reader and electric strike for non-secure hours. A long-throw, single-key deadbolt lock will be installed for use during secured hours. Frames and hinges must be of sufficient strength to support the weight of the door. The walls shall extend from true floor to true ceiling. If this cannot be achieved, then the addition of 9-gauge mesh must extend from the ceiling to the slab above.

LOCKER ROOM (OFFICE AREAS)

- 1) Purpose
- 2) Special Items
 - i. Provide an exhaust fan.
 - ii. Provide carpet tile.
 - iii. Provide standard acoustical ceiling.
 - iv. Provide fixed benches: mounted 16" high. Quantity, size, location and color to be determined during design planning.

NOTE: The Purposes of the following rooms are self-explanatory. There are no special requirements in each of the offices. However, the design intent drawings will convey the finishes and wall types and door hardware for the space.

DIVISION DIRECTOR OFFICE

CHIEF COUNSEL'S OFFICE

ASSISTANT SPECIAL AGENT IN CHARGE (SAC)

RESIDENT AGENT IN CHARGE (RAC)

DIRECTOR OF INDUSTRY OPERATIONS (DIO)

DIVISION COUNSEL'S OFFICE

STAFF ATTORNEY

SUPERVISOR'S OFFICE

FIREARM INSTRUCTOR COORDINATOR STORAGE ROOM

INDUSTRY OPERATIONS (IO) SECURE STORAGE ROOM

COMPUTER SPECIALIST STORAGE ROOM

2. OFF-SITE FACILITIES / WAREHOUSES

SECURE VESTIBULE

- 1) Purpose
Secure Reception Rooms are provided for Off-Site facilities. Main entrance reception areas will be designed to affect positive control and identification of visitors.
- 2) Special Items
Usually there is no requirement for a bullet resistant transaction window for the Off-Site facilities, however ATF Protective Programs will make that determination.

SECURED / EVIDENCE STORAGE

- 1) Purpose
Each Off-Site facility requires an evidence vault.
- 2) Special Items
Vents and Ducts and all other openings inside the security storage area with a total dimension of more than 90 square inches will be protected by the installation of hardened steel round bars, 3/8" in diameter, meeting a 600 Brinell hardness rating, spaced on 6" centers. The steel bars shall be welded to a 1/4" steel angle iron frame. The steel frame and its supports shall be supported to the building structure by welding or the use of tamper free anchoring devices. Where feasible, the hardened steel bars and steel angle iron frame shall be anchored to the masonry wall by drilling holes into the wall and using tamper proof anchors epoxy glued into the wall or weld the steel angle iron frame to the expanded metal within the secured partition.

EQUIPMENT / LAN ROOM

- 1) Purpose
This room shall house the security, telephone, Wide Area Network (WAN) and Local Area Network (LAN) equipment.
- 2) Special Items
 - i. Provide 20 amp quad outlets for the following:
 - a) Two (2) quad outlets for LAN/WAN equipment
 - b) Two (2) quad outlets for the Telephone equipment

- c) One (1) quad outlet for security system. In addition, the contractor shall provide two (2) 3'-0" power strip/plug mold on each side of the security system outlet, conduit, string and ring where required.
- ii. Provide six (6) painted, fire-retardant plywood sheets, 4'-0" x 8'-0" x 3/4" – two (2) for the security equipment, and two (2) for the telephone system, and two (2) for the LAN equipment. (See EXHIBIT #14 the layout for the typical LAN room.)
- iii. Provide two (2) #6 dedicated ground for the telephone equipment.
- iv. A mechanical engineer shall design an air-conditioning system that maintains the temperature in the LAN room between 70-74 degrees Fahrenheit 24/7. Usually a 1 1/2 ton split unit is used.

SECURE FILE ROOM (MAY BE REQUIRED)

- 1) Purpose
Used to store investigative material and other sensitive files. The SRT, and/ or ETB may require a secure file room.
- 2) Special Items
None.

GENERALY SUPPLY ROOM

- 1) Purpose
Required for general office supplies.
- 2) Special Items
Provide a dedicated outlet for each photocopier, Fax and Shredding machine.

CONFERENCE ROOM

- 1) Purpose
Used for staff meetings, briefings, Training for SRT, EEO.
- 2) Special Items
Provide two (2) general-purpose outlets on each wall and one (1) voice/data outlet on each wall.

TOO WORKSHOP

- 1) Purpose
The TOO workshop is to store, repair and/or modify selected ATF equipment.
- 2) Special Items
Each TOO, TEO Technician shall have one (1) separate workbench. Each workbench shall have three (3) dedicated 110 Volt, 20 amp, and quad-outlets. Locate two (2) outlets at 68" AFF and one (1) at 38" AFF. In reference to quads at 68" AFF, center one of the quads between the workbenches and locate the other 68" quad to the right or left of the workbench. See EXHIBIT #15.

SUPERVISOR'S OFFICE

- 1) Purpose
Supervisor's office.
- 2) Special Items
None.

FIREARM TRAINING ROOM (F.A.T.'S ROOM)

- 1) Purpose
This room is used for firearms training using computer simulation.

- 2) Special Items
Provide blackout curtains on exterior windows.

FIC STORAGE ROOM

- 1) Purpose
Storing props, ammunition, arms.
- 2) Special Items
None.

CANINE HANDLERS

- 1) Purpose
Trains and manages ATF canines.
- 2) Special Items
None.

SHIPPING / RECEIVING ROOM

- 1) Purpose
Receiving and mailing materials.
- 2) Special Items
None.

COMPUTER SPECIALIST STORAGE ROOM

- 1) Purpose
This room is used for storing computer parts and components.
- 2) Special Items
Require general-purpose outlets on each wall. Maximum of 4 outlets per circuit.

SRT SECURE STORAGE ROOM

- 1) Purpose
This room is used for storing SRT equipment.
- 2) Special Items
Require general-purpose outlets on each wall.

ETB TRAINING/PROP/CONSTRUCTION/SHIPPING/ROOM

- 1) Purpose
Provide a room to be used to assemble mock- ups, explosive devices, assembly and disassembly of items, training area, etc.
- 2) Special Items
Require general-purpose outlets on each wall.

ETB EXAMINATION ROOM

- 1) Purpose
Provide a room to be used to work on explosive devices. Where more than two (2) ETB persons are assigned additional rooms will be provided.
- 2) Special Items
 - i. Provide two (2) general-purpose outlets on each wall.
 - ii. Provide two (2) work benches.

RADIO WORKSHOP

- 1) Purpose
Provide a room to be used to work on radio equipment along with a storage area.
- 2) Special Items
Provide blackout curtains on exterior windows if room is located on an exterior wall.

LOCKER/SHOWER ROOM

- 1) Purpose
- 2) Special Items
 - i. Provide an exhaust fan.
 - ii. Provide ceramic tile for wall and floor finishes.
 - iii. Provide moisture-resistant gypsum board ceiling.
 - iv. Provide fixed benches: mounted 16" high. Quantity, size, location and color to be determined during design planning.
 - v. Provide floor drains with trap primers in area outside of shower rooms.
 - vi. Compliance with ADA requirements.

END OF ABOVE STANDARD REQUIREMENTS AND ROOM DESCRIPTIONS

D. ADJACENCY, FINISH, AND WALL TYPE TABLES

1. ADJACENCY TABLE - DIVISION OFFICES / FIELD OFFICES / SATELLITE OFFICES

FIELD DIVISION OFFICE POSITIONS

Description	Square Feet	Adjacency	Wall Type	Floor Finish	Wall Finish	Door Lock
OFFICE OF FIELD OPERATIONS						
Special Agent in Charge (SAC)	350	ASAC's office	3G	Carpet 1	WC1	Office
Asst. Special Agent in Charge (ASAC)	150	SAC's office	3G	Carpet 1	Paint	Office
Director of Industry (DIO)	150	SAC's office	3G	Carpet 1	Paint	Office
Division Operations Officer (DOO)	150		3G	Carpet	Paint	Office
Public Information Officer (PIO)	150		3G	Carpet	Paint	Office
Other Directorate Positions	36		--	Carpet	Paint	Office
Senior Operations Officer (SOO)	150		3G	Carpet	Paint	Office
Polygraph Examiner	150	Polygraph Examiner Room	3F	Carpet	Paint	Office
F.I.C. (If not off Site)	150		3G	Carpet	Paint	Office
Management Analyst	150		3F	Carpet	Paint	Office
Clerk Typist	36		--	Carpet	Paint	--
Program Support Assistant (PSA)	36		--	Carpet	Paint	--
Investigative Assistant (IA)	36		--	Carpet	Paint	--
OFFICE OF CHIEF COUNSEL						
Assistant Chief Counsel	150		3G	Carpet 1	WC1	Office
Division Counsel	150		3G	Carpet 1	Paint	Office
Staff Attorney	150		3G	Carpet	Paint	Office
Legal Technician	36		--	Carpet	Paint	--
Extra Workstation	36		--	Carpet	Paint	--
OFFICE OF SCIENCE AND TECHNOLOGY						
Audit Manager	150		3G	Carpet	Paint	Office
Forensic Auditor	36		--	Carpet	Paint	--
OFFICE OF ENFORCEMENT PROGRAMS AND SERVICES						
NIBIN Coordinator	150		3G	Carpet	Paint	Office
IPB Caribbean Program Manager	150		3G	Carpet	Paint	Office
EQUAL EMPLOYMENT OFFICE						
EO Manager	150		3G	Carpet	Paint	Office
EO Specialist Manager	36		--	Carpet	Paint	--

OTHER						
Task Force Officer	36		--	Carpet	Paint	--

FIELD DIVISION SUPPORT SPACE

Description	Square Feet	Adjacency	Wall Type	Floor Finish	Wall Finish	Door Lock
OFFICE OF FIELD OPERATIONS						
Secure Foyer from public hallway	100	Floor Lobby	3A	--	Paint	Office
Secure Foyer within foyer			3B	LVT	Paint	Storeroom
LAN/Equipment Room	80		3C	VCT	Paint	Storeroom
Division Conference Room	300	Division Office	3G	Carpet	WC2	Passage
Group Conference Rm (1 per 2 groups)	250	RAC's office	3G	Carpet	Paint	Passage
Increase ratio for Conf. Rooms			3G	Carpet	Paint	Passage
Division Supply Room	150	Assistant's workstation	3C	VCT	Paint	Office
Mail/Copy General Storage	150	Assistant's workstation	3F	VCT	Paint	Office
Polygraph Exam Room	100	Polygraph Examiner	3G	Carpet	Paint	Storeroom
Break Room - Division	200		3H	VCT	Paint	Passage
Break Room - Groups	200		3H	VCT	Paint	Passage
Training Room (Average & Storage) Seat 80% of total FD Personnel	2500		3G	Carpet	Paint	Storeroom
Locker			3G	Ceramic tile	Paint	Office
OFFICE OF CHIEF COUNSEL						
Asst. Chief Counsel Library	150		3F	Carpet	Paint	Office
Asst. Chief Counsel File / Supply	100		3C	Carpet	Paint	Office
Division Counsel File / Library	150		3F	Carpet	Paint	Office
OFFICE OF SCIENCE AND TECHNOLOGY						
Audit Secure File/CIS Workroom	150		3F	Carpet	Paint	Storeroom
Division Supply	150		3C	VCT	Paint	Office
EQUAL OPPORTUNITY OFFICE						
EO Reception / Support Space	150		3F	Carpet	Paint	Office

FIELD AREA / OFFICE POSITIONS

Description	Square Feet	Adjacency	Wall Type	Floor Finish	Wall Finish	Door Lock
OFFICE OF FIELD OPERATIONS						
RAC & Area Supervisor w/ Division	150		3G	Carpet	Paint	Office
RAC & Area Supervisor out of Division	150		3G	Carpet	Paint	Office
Agent / Inspector	36		--	Carpet	Paint	--
Other Employees	36	RAC / Area Supervisor	--	Carpet	Paint	--
TOO/TSS	36		--	Carpet	Paint	--
OFFICE OF ENFORCEMENT PROGRAMS AND SERVICES						
Explosives Enforcement Officer (EEO)	36		--	Carpet	Paint	--
Special Agent Canine Handler (SACH) - workstation	100		--	Carpet	Paint	--
NRT Team Leader	150		3G	Carpet	Paint	Office
Full Time NRT Member	36		--	Carpet	Paint	--
Explosives Industry Analyst	36		--	Carpet	Paint	--
OFFICE OF SCIENCE AND TECHNOLOGY						
Radio Technician	36		--	Carpet	Paint	--

FIELD / AREA OFFICE SUPPORT SPACE

Description	Square Feet	Adjacency	Wall Type	Floor Finish	Wall Finish	Door Lock
OFFICE OF FIELD OPERATIONS						
Secure Foyer Satellite Office	80	From public lobby to secure foyer	3A	--	--	Office
Wall type 3B around the 3 walls within the foyer			3B	LVT	Paint	--
Secure Foyer Field Office	100	From public lobby to secure foyer	3A	--	--	Storeroom
Wall type 3B around the 3 walls within the foyer			3B	LVT	Paint	--
Tel / LAN Room	80	Next to Communication Rm	3C	VCT	Paint	Storeroom
General Supply Satellite Office	80	Admin. Area	3C	VCT	Paint	Office

General Supply Field Office	100	Admin. Area	3C	VCT	Paint	Office
Conference Room	300	Admin. Area	3G	Carpet	Paint	Passage
Conference Room Ratio 1 per 2 Groups	250	Admin. Area	3G	Carpet	Paint	Passage
Secure File Room Satellite	80	Admin. Area	3F	VCT	Paint	Storeroom
Secure File Room Field Office	150	Admin. Area	3F	VCT	Paint	Storeroom
Interview / Processing Room Satellite	100	Public hallway - elevator	3G	VCT	Paint	Institutional
Interview Room Field Office	100	Public hallway - elevator	3G	VCT	Paint	Institutional
Processing Room	100	Public hallway - elevator	3G	VCT	Paint	Institutional
Secure Storage Satellite	100		3A	VCT	Paint	Storeroom
Secure Equipment Storage Average 15 sf per person with lockers	15	Agents	3C	VCT	Paint	Storeroom
Secure Evidence Satellite	200	Second Entrance	3E	VCT	Paint	Storeroom
Secure Evidence Field Office	450	Second Entrance	3E	VCT	Paint	Storeroom
IRS Plotter	100		3F	Carpet	Paint	Office
Communications Room	250	Next to LAN room	3C	Carpet	Paint	Storeroom
TOO / TSS Workroom	150		3E	VCT	Paint	Storeroom
OFFICE OF FIELD OPERATIONS						
NRT Leader Storage	150		3H	Carpet	Paint	Office
Full time NRT member Storage	100		3F	Carpet	Paint	Office
See Exhibit #15 for Door Lock (Security Hardware)						

2. ADJACENCY TABLE - OFF-SITE FACILITIES / WAREHOUSES

Description	Square Feet	Adjacency	Wall Type	Floor Finish	Wall Finish	Door Lock
From Public Space to Secure Reception Room	100	Floor Lobby	3A	--	Paint	Office
From Secure Reception Room to ATF Space		--	3A	LVT	Paint	Storeroom
Secure Evidence Storage	200	Evidence storage rooms if Groups are co-located.	3E	VCT	Paint	Storeroom
Equipment / LAN Room	100	Communication Room	3C	VCT	Paint	Storeroom
Secure File Room	150	Administrative Area	3F	VCT	Paint	Storeroom
Mail and Copy Room	150	Administrative Area	3F	VCT	Semi-gloss	Passage
General Supply Room	100	Administrative Area	3C	VCT	Paint	Passage
FATS/Conference/Training Room	500	All interior space - no windows	3G	Carpet	Paint	Storeroom
TOO/Fab Workshop	500	TOO Workstation	3E	VCT	Paint	Storeroom
RADIO Workshop/Storage	500	--	3E	VCT	Paint	Storeroom
Supervisor's Office	150	Agent's or Inspector's Area	3H	Carpet	Paint	Office
Firearm Instructor Coordinator Storage Room	200	Firearm Instructor Coordinator's Office	3E	VCT	Paint	Storeroom
IO Secure Storage Room	150	Industry Operations office	3F	VCT	Paint	Storeroom
FTB Examine Room	150	All interior space - no windows	3E	VCT	Paint	Storeroom
FTB Training/Prop Room	150	All interior space - no windows	3E	VCT	Paint	Storeroom
Secure Exam Room (Computer Forensic) w/ Storage	450	Next to FIC office or FATs Room.	3E	VCT	Paint	Storeroom
Garage Bay	3000	--	3E	Sealed Concrete	Paint	--

END OF ADJACENCY, FINISH, AND WALL TYPE TABLES

E. EXHIBITS

- 1) Police Check Inquiry Form
- 2) 9 Gauge Wire Mesh
- 3) Partition Types
 - a) Slab to slab, 45 STC, with expanded security mesh
 - b) Slab to slab with Bullet Resistant Armor
 - c) Slab to slab with Type "x" GWB
 - d) Slab to slab with typical GWB
 - e) Slab to slab with expanded security mesh
 - f) Slab to ceiling, no STC rating
 - g) Slab to slab with sound insulation STC 45 rating
 - h) Slab to ceiling with sound insulations above ceiling
- 4) Security System and Lock Symbols
- 5) Electronic Portal Controls (Electric Strikes, Magnetic Locks, and other electronic controls)
- 6) Security Armor
- 7) Bullet Resistant Door
- 8) Bullet Resistant Window
- 9) Sink Detail
 - a) Sink Cabinet Elevation
 - b) Sink Cabinet Section
- 10) Handcuff Bar and D-Rings
- 11) Long Gun Rack
- 12) Pegboard Detail
- 13) Secured Storage Partition Details
 - a) Secured Storage Gate – Elevation
 - b) Secured Storage Gate – Section
 - c) Secured Storage Gate – Sliding Door Hardware
- 14) Typical Telephone / LAN Room
- 15) Workbench – TOO and ETB
- 16) Lighting Specification
- 17) Eye/Face Wash
- 18) (A-B) Fume Hood
- 19) Parking
- 20) ATF Standard Finishes
 - a) Option 1
 - b) Option 2
- 21) Evidence Vault Layout
 - a) Conventional Layout
 - b) High Density Layout
- 22) Door Security Hardware
 - a) Lock Plan Info
 - b) Lock Plan Cut Sheets

To be Completed by ATF Sponsor (COTR/ POC)		
16. Subject's Assigned ATF Office	17. Subject's Job Title	18. Assignment Duration Dates Beginning _____ Ending _____
19. Subject's Duties will Require the Following Escorted Access Facilities <input type="checkbox"/> ATF Non-Sensitive Information <input type="checkbox"/> Construction Site <input type="checkbox"/>		
20. ATF Sponsor Name	21. ATF Sponsor Address	22. Phone Number
23. Sponsor Signature		24. Date
25. Description of Duties and Other Remarks		

To be Completed by the Physical Security Programs Branch/Field Division			
26. NCIC Conducted: ____/____/____ (Date)	27. TECS Conducted: ____/____/____ (Date)	28. NLETS Conducted: ____/____/____ (Date)	
QH N/R <input type="checkbox"/> R <input type="checkbox"/>	SQ N/R <input type="checkbox"/> R <input type="checkbox"/>	States (identify below):	
QW N/R <input type="checkbox"/> R <input type="checkbox"/>		_____ IQ N/R <input type="checkbox"/> R <input type="checkbox"/>	
QPO N/R <input type="checkbox"/> R <input type="checkbox"/>		_____ IQ N/R <input type="checkbox"/> R <input type="checkbox"/>	
		_____ DQ N/R <input type="checkbox"/> R <input type="checkbox"/>	
		_____ DQ N/R <input type="checkbox"/> R <input type="checkbox"/>	
Access Granted <input type="checkbox"/>	Signature of Authorized ATF Official	Title	Date
Access Denied <input type="checkbox"/>			

Instructions

ATF Form 8620.42 must be initiated by the COTR or ATF Point of Contact (POC) prior to granting escorted access to ATF facilities. Examples of positions that could be escorted are janitorial or short-term construction contractors who may be performing electrical or plumbing duties. The Physical Security Programs Branch or Field Division is responsible for conducting the required records and inquiry checks.

Items 1-15. Non-ATF personnel are responsible for completion of items 1 through 15. No item may be left unanswered.

Items 16-25. To be completed by ATF Sponsor (COTR or ATF POC).

Items 26-28. To be completed by the Physical Security Programs Branch or Field Division.

Paperwork Reduction Act Notice

This request is in accordance with the Paperwork Reduction Act of 1995. The information collected is used by ATF to screen prospective contractors for escorted access to ATF facilities, non-sensitive information, and /or construction sites. The appropriate ATF office (Physical Security Programs Branch or Field Division) will maintain a copy of this form with the results of the indices checks for the duration of the contract employment or for a minimum of 1 year, whichever is longer.

The estimated average burden associated with this collection of information is 5 minutes per respondent, depending on individual circumstances. Comments concerning the accuracy of this burden estimate and suggestions for reducing this burden should be addressed to the Report Management Officer, Bureau of Alcohol, Tobacco, Firearms and Explosives, Washington, DC 20226. An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number.

Privacy Act Statement

You are requested to furnish information regarding your race under the authority of 42 USC § 2000e - 16, which requires that Federal employment practices be free from discrimination and provide equal employment opportunities for all. Solicitation of this information is in accordance with Department of Commerce Directive 15, "Race and Ethnic Standards for Federal Statistics and Administrative Reporting."

You are further requested to furnish your social security number (SSN) under authority of E.O. 9397, published 11/22/1943. That Order requires agencies to use the SSN for the sake of economy and orderly administration in the maintenance of records. Furnishing your race and SSN is voluntary; however, your failure to provide the requested information may negatively impact ATF's ability to positively identify you in the Federal criminal justice records system.

Solicitation of this information is authorized as part of our investigative authorities devolving from E.O. 10450 and E.O. 12968. This information will be used by ATF to begin preliminary screening/investigation for security purposes.

ATF E-Form 8620.42
Revised March 2018

EXHIBIT #01: POLICE CHECK INQUIRY FORM (CONT.)

AMICO®
SECURITY MESH
PRODUCT NAME

MANUFACTURER

Alabama Metal Industries Corp.
3245 Fayette Avenue
Birmingham, Alabama 35208
Phone: (205) 787-2611
(800) 366-2642
FAX: (205) 786-6527

AMICO – West

Alabama Metal Industries Corp.
11093 Beech Avenue
Fontana, California 92335
Phone: (714) 350-9280
(800) 624-4600 I.S.
(800) 962-0100



PRODUCT DESCRIPTION

Security Expanded Metal sheets are steel expanded metal panels used as a penetration resistance shield behind plaster or drywall finishes. These sheets are to be attached to metal studs and track or wood supports designed for use in walls, floors, ceilings and roofs.

Basic Use: Prisons, government offices, strip malls, record storage rooms, computer rooms, courthouses, museums, mini warehouses, apartments, condominiums, pharmacies, art galleries, mail room, airport security, banks, hospitals, police stations and general office security.

Composition and Material: Security Expanded Metal is made by simultaneously cutting and stretching a solid sheet of steel, making Security Expanded Metal one continuous sheet that can't ravel at the strands.

Readily available in carbon steel, uncoated, galvanized, as well as stainless steel.

TECHNICAL DATA

AMICO Security Mesh is manufactured in conformance with the following industry standard specifications:

Carbon Steel - ASTM A569/A569M-85

Carbon Steel Security Mesh - ASTM F1267-89, Type I and II, Class 1, 2 and 3, Grade A Stainless Steel 304 - ASTM-A-240-90

Product Terminology:

SWD - Short Way of Diamond

LWD - Long Way of Diamond

Bond - The point where adjacent stands intersect.

Strand Thickness - Overall finished thickness

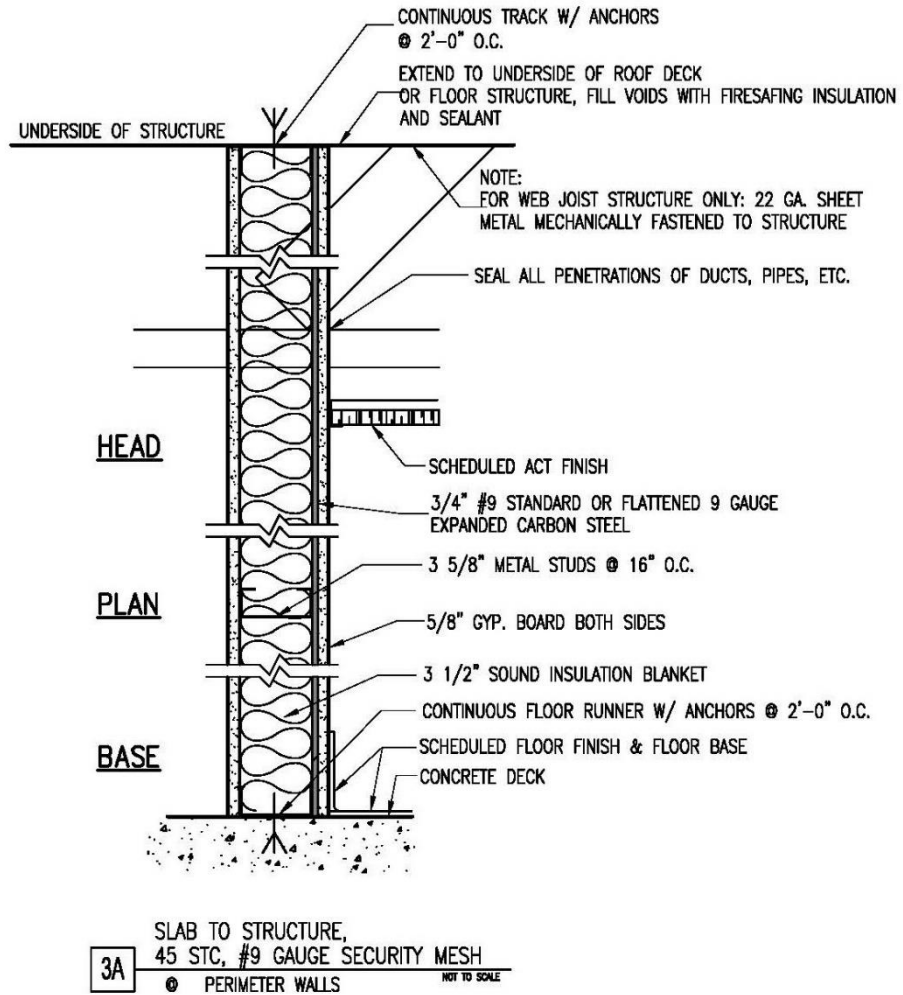
INSTALLATION

Methods of Cutting: 10" hand held circular saw with abrasive blade, cutting torch, nibbler heavy duty high speed. Eye and ear protection should be worn during the cutting operation.

Methods of Attachment:

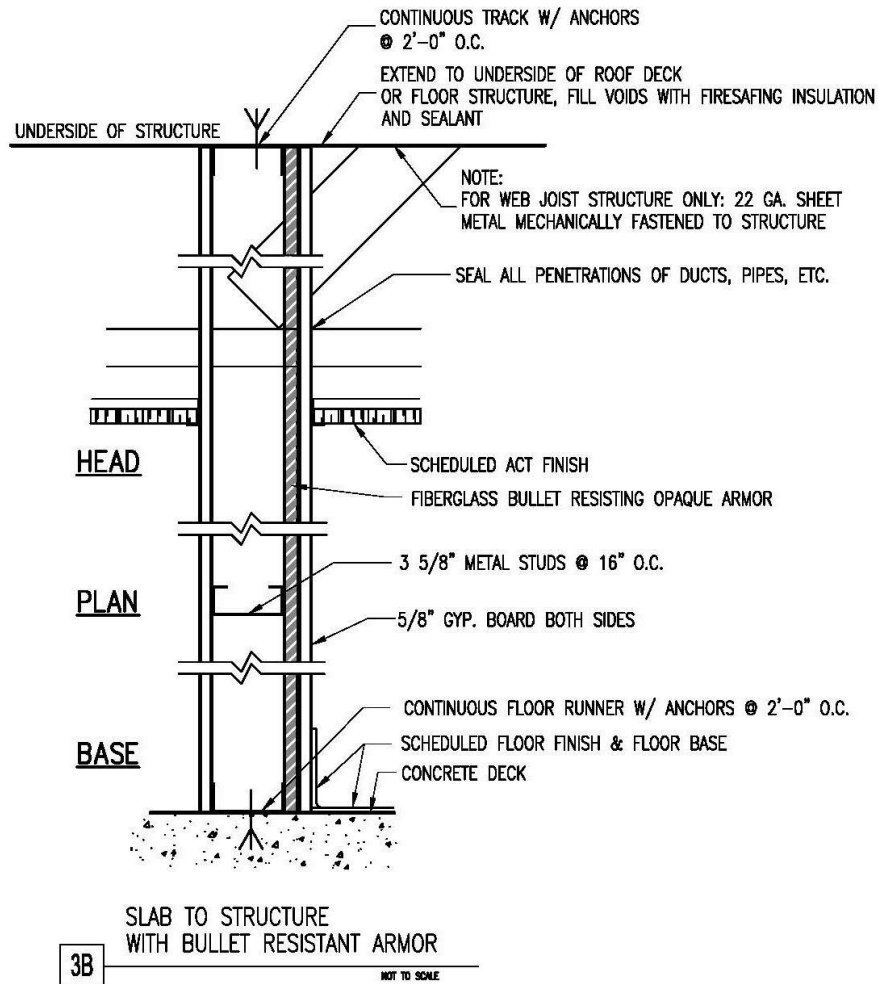
- Welding to steel studs and track. Weld Security expanded metal with 1/8" x 1/2" lg. min. fillet welded to steel studs - 20 ga. or heavier, edge welds must be within 2" of edge.
- Pan head type self drilling screws with at least a #8 shank, long enough to penetrate through steel supports at least 3/8 inch.
- One way fasteners screws long enough to penetrate through steel supports at least 3/8 inch.
- End joints of Security Expanded metal must be butted and occur over studs.
- Side Joints must be butted and wire tied at mid point between supports.
- For maximum strength and ease of installation, LWD of sheet should be placed horizontally.
- Underwriters Laboratories Fire Rated Assemblies will not be jeopardized by using ASM in the fire rated assembly. (U/L Subject File #1857)

EXHIBIT #02: 9 GAUGE WIRE MESH



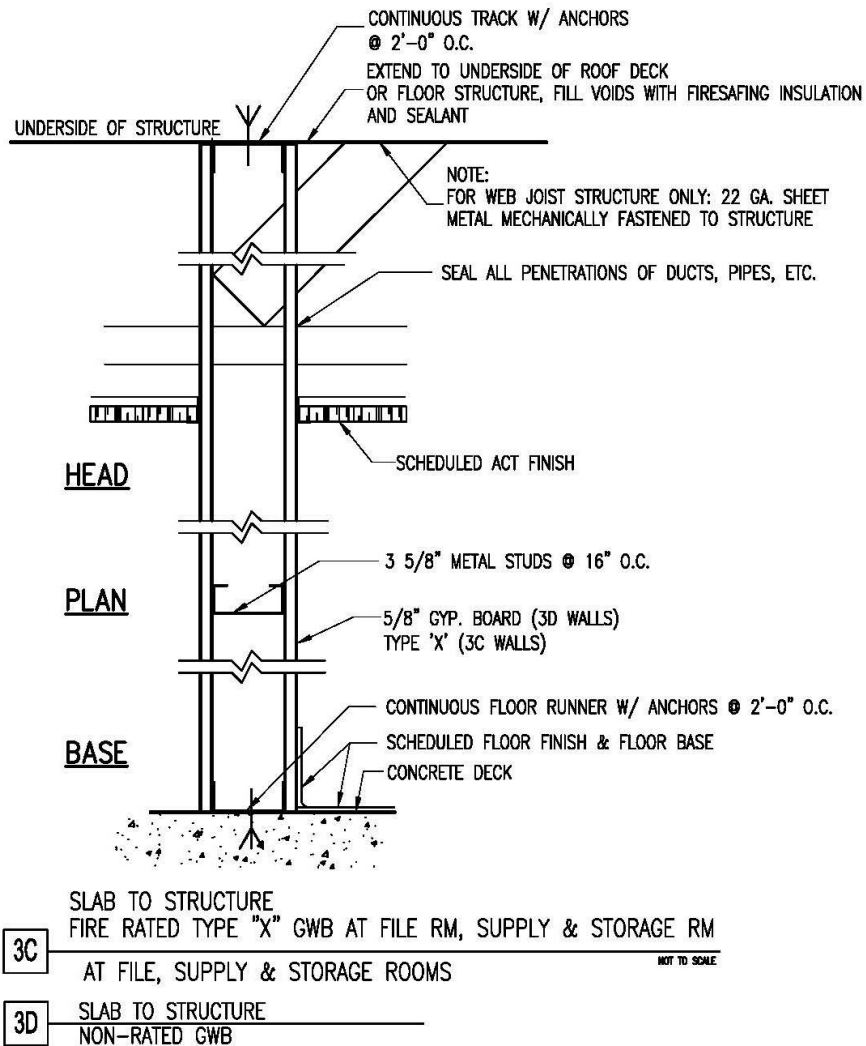
NON BEARING FULL HEIGHT SEPARATION PARTITION: 18 GA. (MIN.) METAL STUDS, CORROSION-PROTECTED W/ TOP & BOTTOM RUNNERS; STUDS SPACED @ 16" O.C.; 3 1/2" MIN. MINERAL WOOL OR FIBER BATT INSULATION FRICTION FITTED BETWEEN STUDS; ACOUSTICAL BEAD SEALANT CAULKED AROUND EDGES; 3/4" #9 STANDARD 9 GAUGE EXPANDED STEEL SECURITY MESH BEHIND DRYWALL ATTACHED TO METAL STUDS; 5/8" THK. GYP. BOARD ON BOTH SIDES; DECK-TO-DECK CONSTRUCTION.

EXHIBIT #03A: SLAB TO SLAB, STC 45 RATING W/ EXPANDED SECURITY MESH



NON BEARING FULL HEIGHT SEPARATION PARTITION: 20 GA. (MIN.) METAL STUDS, CORROSION-PROTECTED W/ TOP & BOTTOM RUNNERS; STUDS SPACED @ 16" O.C.; 7/16" THICK FIBERGLASS BULLET RESISTANT OPAQUE ARMOR, 5/8" THICK GYPSUM BOARD ON BOTH SIDES; DECK-TO-DECK CONSTRUCTION.

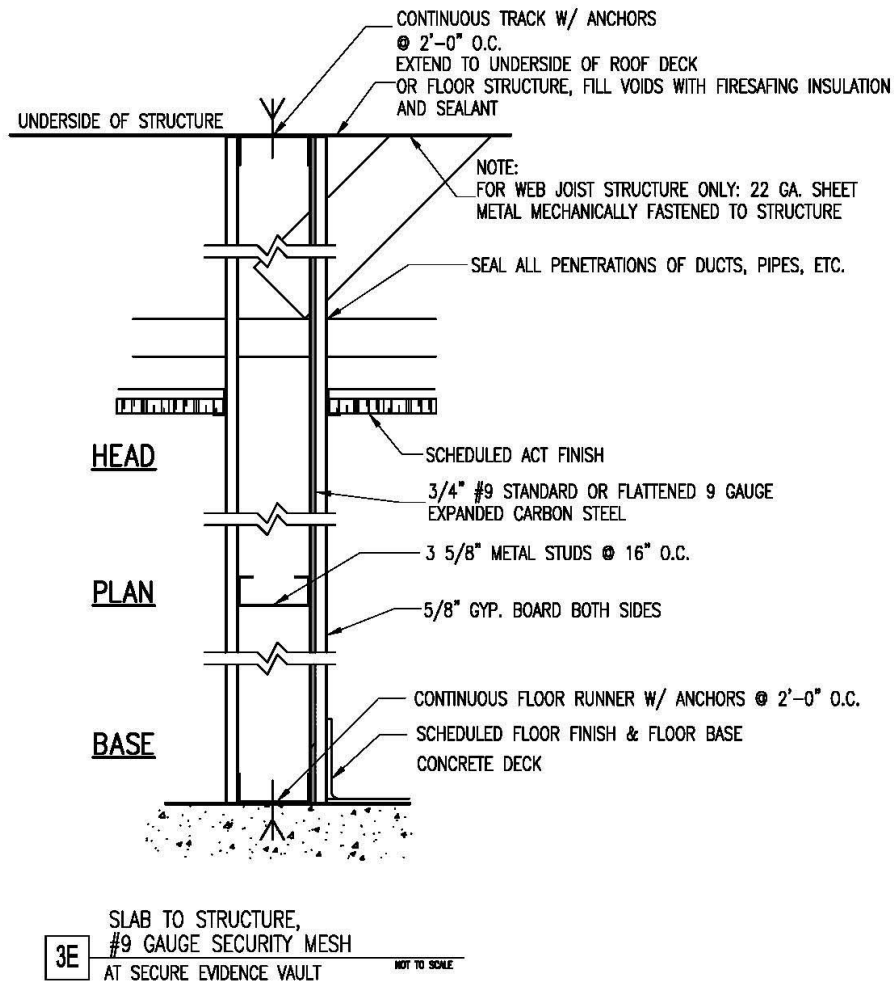
EXHIBIT #03B: SLAB TO SLAB, W/ BULLET RESISTANT ARMOR



NON BEARING FULL HEIGHT SEPARATION PARTITION: 20 GA. (MIN.) METAL STUDS, CORROSION-PROTECTED W/ TOP & BOTTOM RUNNERS; STUDS SPACED @ 16" O.C.; 5/8" THICK GYPSUM BOARD (TYPE 'X' AS NOTED) ON BOTH SIDES; DECK-TO-DECK CONSTRUCTION.

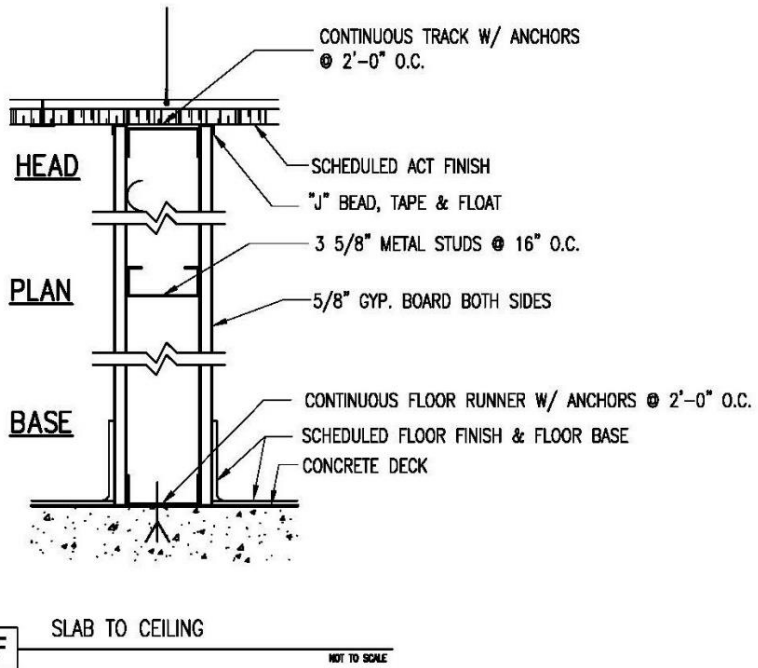
EXHIBIT #03C: SLAB TO SLAB, W/ TYPE 'X' GWB

EXHIBIT #03D: SLAB TO SLAB, W/ TYPICAL GWB



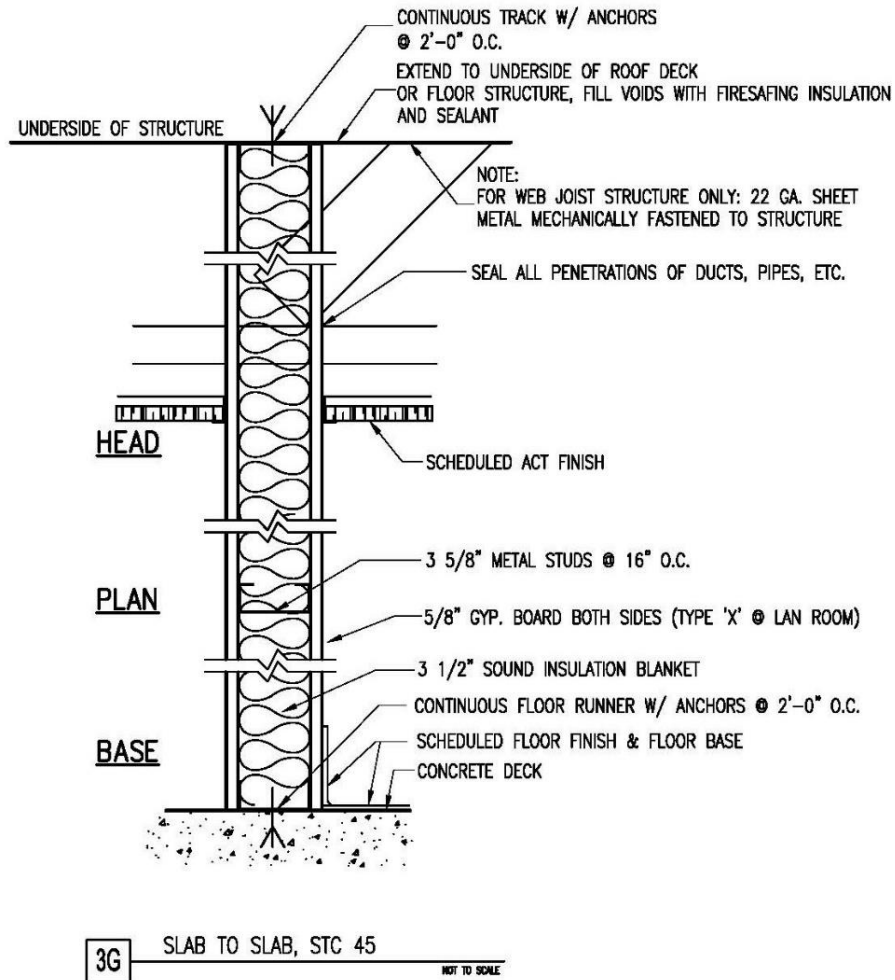
NON BEARING FULL HEIGHT SEPARATION PARTITION: 18 GA. (MIN.) METAL STUDS, CORROSION-PROTECTED W/ TOP & BOTTOM RUNNERS; STUDS SPACED @ 16" O.C.; 3/4" #9 STANDARD 9 GAUGE EXPANDED STEEL SECURITY MESH BEHIND DRYWALL ATTACHED TO METAL STUDS; 5/8" THICK GYPSUM BOARD ON BOTH SIDES; DECK-TO-DECK CONSTRUCTION.

EXHIBIT #03E: SLAB TO SLAB, W/ EXPANDED SECURITY MESH



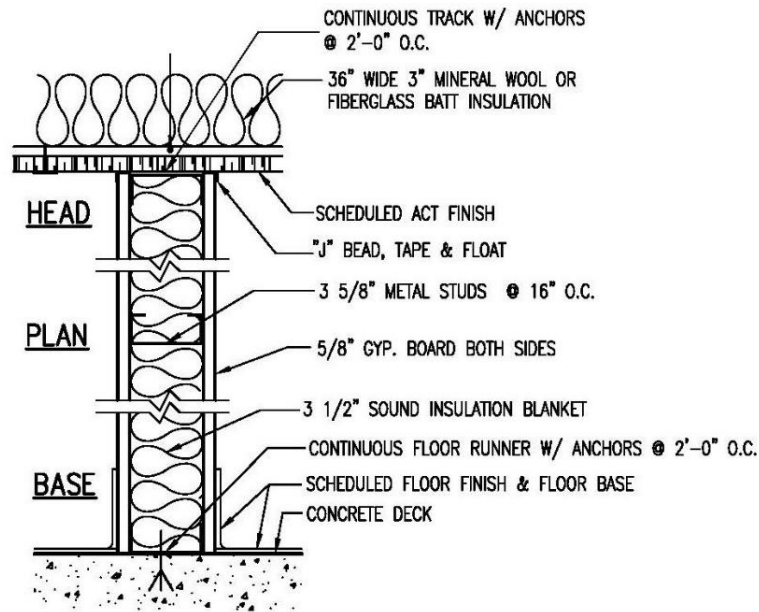
NON BEARING FULL HEIGHT SEPARATION PARTITION: 20 GA. (MIN.) METAL STUDS, CORROSION-PROTECTED W/ TOP & BOTTOM RUNNERS; STUDS SPACED @ 16" O.C.; 5/8" THICK GYPSUM BOARD ON BOTH SIDES; DECK-TO-UNDERSIDE OF CEILING CONSTRUCTION

EXHIBIT #03F: SLAB TO CEILING, NO STC RATING



NON BEARING FULL HEIGHT SEPARATION PARTITION: 20 GA. (MIN.) METAL STUDS, CORROSION-PROTECTED W/ TOP & BOTTOM RUNNERS; STUDS SPACED @ 16" O.C.; 3 1/2" MIN. MINERAL WOOL OR FIBER BATT INSULATION FRICITION FITTED BETWEEN STUDS; ACOUSTICAL BEAD SEALANT CAULKED AROUND EDGES; 5/8" THICK GYPSUM BOARD ON BOTH SIDES; DECK-TO-DECK CONSTRUCTION.

EXHIBIT #03G: SLAB TO SLAB, W/ SOUND INSULATIONS STC 45 RATING






































SLAB TO CEILING
 W/36" WIDE BATT INSULATION ABOVE CEILING
 NOT TO SCALE

NON BEARING FULL HEIGHT SEPARATION PARTITION: 20 GA. (MIN.) METAL STUDS, CORROSION-PROTECTED W/ TOP & BOTTOM RUNNERS; STUDS SPACED @ 16" O.C.; 3 1/2" MIN. MINERAL WOOL OR FIBER BATT INSULATION FRICITION FITTED BETWEEN STUDS; ACOUSTICAL BEAD SEALANT CAULKED AROUND EDGES; 5/8" THICK GYPSUM BOARD ON BOTH SIDES; DECK-TO-UNDERSIDE OF CEILING CONSTRUCTION: 36" BATT INSULATION IN CEILING AROUND THE PERIMETER ROOM

EXHIBIT #03H: SLAB TO CEILING, W/ SOUND INSULATIONS ABOVE CEILING

SECURITY SYSTEM AND LOCK SYMBOLS

<p> KEYPAD</p> <p> BALANCED MAGNETIC CONTACT</p> <p> DIRECT LINE OF SIGHT DUAL TECH DETECTOR IA/ MICROWAVE</p> <p> 360 DEGREE DUAL TECH DETECTOR IA/ MICROWAVE</p> <p> SECURITY SYSTEM CONTROL/ POWER W/ BOSCH OR DMP CONTROL PANEL</p> <p>*  ELECTRIC STRIKE W/ PWR SUPPLY (24V) ** SUPPLY AND INSTALLED BY GENERAL CONTRACTOR</p> <p> BOLLARDS/ PLANTERS</p> <p> RED LIGHT - ABOVE INTERVIEW ROOM DOOR W/ SWITCH</p> <p> STROBE WITH SOUNDER - (RED/ BLUE/ AMBER) 110 DB</p> <p> WINSTEAD EQUIPMENT RACK W/ WORKSTATION</p> <p> CCTV - LCD FLATSCREEN MONITOR (COLOR) (19"/ 21") - LAN ROOM</p> <p> CCTV - LCD FLATSCREEN MONITOR (COLOR) (32") - OFFICE SPACE</p> <p>*  110 VOLT OUTLET BELOW CEILING TILE - CCTV MONITOR POWER (PROVIDE SINGLE GANG BOX BELOW CEILING TILE WITHIN 6" TO 8" OF THE 110 OUTLET FOR "CCTV CABLING") ***</p> <p> MAGNETIC LOCK (900 LBS) W/ POWER SUPPLY</p> <p> DURESS BUTTON</p> <p> DIGITAL VIDEO RECORDER (30/60/90 DAY) (1 TB MIN - W/VIDEO DOWNLOAD CAPABILITY)</p> <p> CCTV CAMERA W/HOUSING (STD/ DIGITAL) COLOR DOME/CEILING MOUNT (MINI-DOME) 3" TO 4" DOMES</p>	<p> CCTV CAMERA PAN-TILT-ZOOM (STD/ DIGITAL) COLOR DOME/CEILING ROOF MOUNT (MINI-DOME) 8" DOME</p> <p> AUDIO VISUAL SURVEILLANCE CAMERA</p> <p> GLASS BREAK DETECTOR</p> <p> AIPHONE AUDIO/ VIDEO CALL STATION (COLOR) - JP-SERIES OR AX-SERIES W/ 24V POWER SUPPLY</p> <p> AIPHONE AUDIO/ VIDEO MAIN ROOM SUB STATION W/ DOOR RELEASE - JP-SERIES OR AX-SERIES W/ DESK STAND - COLOR</p> <p> PROXIMITY CARD READER - HID</p> <p>*  DOUBLE CYLINDER DEADBOLT</p> <p>*  SINGLE CYLINDER DEADBOLT</p> <p>*  AUTOMATIC DOOR CLOSER</p> <p>*  LATCH PROTECTOR PLATE</p> <p>*  STOREROOM LOCK</p> <p>*  ENTRANCE LOCK</p> <p>*  INSTITUTIONAL LOCK</p> <p>*  OFFICE LOCK</p> <p>*  PASSAGE LOCK</p> <p>*  PRIVACY LOCK</p> <p>*  CLASSROOM LOCK</p> <p>*  VAULT CYLINDER, "SCHLAGE PRIMUS LARGE FORMAT" INTERCHANGEABLE CORE, 20-062 FSIC WITH ADAMS RITE CAM</p>
--	--

* GENERAL CONTRACTOR INSTALLATION

** (ELECTRIC STRIKE) PROVIDE ½" CONDUIT ON PERIMETER DOORS AND SECURE EVIDENCE DOORS WHERE THERE IS AN ELECTRIC STRIKE AND CARD READER.

*** (110 VOLT) PROVIDE ½" CONDUIT FOR BOTH TO JUST ABOVE CEILING GRID

07/15/2020

EXHIBIT #04: SECURITY SYSTEM AND LOCK SYMBOLS

ELECTRONIC PORTAL CONTROLS

The following are the minimum requirements for Electronic Portal Controls including electric strikes, magnetic locks and other electronic controls. ATF's Physical Security Branch will determine the need for and authorize electronic portal controls.

A) DEVICE SPECIFICATIONS

All electronic locks installed in ATF space shall have:

- 1) Leakage of under 60 Gauss at 6 inches and less than 1 Gauss at 2 inches energized or de-energized.
- 2) A 600 pound forcing strength (in the opening direction). Forcing strength shall be measured in actual pressure in pounds that it takes to pull the lock apart.
- 3) Capability to operate with 12 or 24 volt D.C. power and to integrate with a remote opening system / device.
- 4) Standard built in electronics to eliminate residual magnetism and also to provide transient suppression.
- 5) Capability to meet guidelines from ANSI and BHMA and be U.L. listed for burglar resistance.
- 6) A status sensing mechanism that indicates the door is closed and locked.
- 7) Applicability for installation with hollow metal, solid core wood door, glass aluminum and fire doors.
- 8) Capability of fail-safe or failure-secure operation.
- 9) Protection against forced attack such as picking, drilling and prying.
- 10) Resistance to rust and water.

B) INSTALLATION REQUIREMENTS

- 1) All leads for the electronic locks shall be inaccessible from the exterior (unprotected side) of the door. When leads must be installed exposed, all wiring shall be encased in armored cable.
- 2) All devices shall be installed per the manufacturer's specifications.
- 3) All doors designated as Emergency Exits shall use a U.L. listed fail-safe device.
- 4) All electronic locking devices shall be powered from a constant, continuous power source.

EXHIBIT #05: ELECTRONIC PORTAL CONTROLS

REFERENCE

The publications listed below form a part of this specification. UNDERWRITERS LABORATORY UL 752 10th Edition, Standard for Bullet Resisting Equipment dated March 10, 2000. ASTM E119-98 Standard Test for One-Hour Fire-Rating of Building Construction and Materials.

SUBMITTALS

Submit for approval prior to fabrication samples, brochures, specifications, UL LISTING Verification and UL752 Current Test Results as provided by Underwriters Laboratories, and printed data in sufficient detail to indicate compliance with the contract documents. ASTM E119-98 One-Hour Fire Rating of Building Construction and Materials. Manufacturer's Instructions for installation of Bullet Resistant Fiberglass Panels.

DESIGN

Through the design, manufacturing technique and material application the Bullet Resistant Fiberglass shall be of the "non ricochet type". This design is intended to permit the encapture and retention of an attacking projectile lessening the potential of a random injury or lateral penetration.

DELIVERY, STORAGE AND HANDLING

Deliver the materials to the project with the manufacturer's UL LISTED Labels intact and legible. Handle the material with care to prevent damage. Store the materials inside under cover, stack flat and off the floor.

WARRANTY

All materials and workmanship shall be warranted against defects for a period of two (2) years from the date of receipt at the project site.

PRODUCTS

2.1 BULLET RESISTANT FIBERGLASS MATERIAL

The panels shall be made of multiple layers of woven roving ballistic grade fiberglass cloth impregnated with a thermoset polyester resin and compressed into flat rigid sheets. The production technique and materials used shall provide the controlled internal delamination to permit the encapture of a penetrating projectile. Bullet Resistant Fiberglass panels: 7/16" maximum thickness, and 4.7 pounds per square foot maximum weight.

1. ArmorCore Level 3 by Waco Composites I. Ltd., Waco, Texas. Toll Free 866-688-3088, Fax#(254)776-1424, Web Site: www.armorcore.com
2. GE Polymershapes Insulgard, 7663 Industrial Boulevard, Allentown, PA 18106, 800-893-9657, Fax# (610) 366-7701, Web Site: www.insulgard.com

2.2 SECURITY LEVEL

The Bullet Resistant Fiberglass will be rated and tested for UL752 Level 3.

EXECUTION

3.1 SUPPORTING MEMBERS

Prior to installing the bullet resistive material the contractor shall verify that all supports have been installed as required by the contract documents and the architectural drawings.

3.2 JOINTS

All joints shall be reinforced by a back-up layer of bullet resistive material. The bullet resistance of the joint, as reinforced, shall be at least equal to that of the panel. Minimum width of reinforcing layer at joint shall be 4-inches (2" on each panel or a 2" minimum overlap).

3.3 APPLICATION

Armor shall be installed in accordance with the manufacturer's printed recommendations. Armor panels shall be adhered using an industrial adhesive, mastic, screws or bolts. Method of application shall maintain the bullet resistive rating at junctures with the concrete floor slab, the concrete roof slab, the bullet resistive door frames, the bullet resistive window frames, and all required penetrations.

Note this is a sample specification from the ArmorCore **Level 3** by Waco Composites I. Ltd., Waco, Texas. Other manufactured bullet resistant armor meeting the minimum specifications noted above may be accepted by ATF. However, contractors must submit documentation to ATF for approval prior to purchasing and installing the bullet resistant armor.

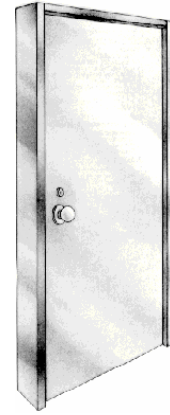
EXHIBIT #06: SECURITY ARMOR

INSULGARD CORPORATION
HM544 BULLET RESISTING DOOR SYSTEM

Bullet Resisting Product Data

FEATURES

- U.L. LISTED LEVEL 3
- 11 GAUGE FACE SHEETS
- CONTINUOUS HINGE PREPARATION
- CLOSER REINFORCED
- COMPLETE HARDWARE OUTFITTING
- 3' 0" X 7' 0" FULL OPAQUE DOORS
- DOOR AND FRAME SHIPPED AS COMPLETE UNIT
- USE OF GE PLASTICS LEXGARD® IN VISIONLITE



PRODUCT DESCRIPTION

- The Insulgard HM544 Bullet Resisting Door System is designed to defeat ballistic assaults from a .44 Cal. Magnum handgun per testing under UL standard 752 at Underwriters Laboratories. The door is a hollow metal swing type for interior and exterior use, and standard door usage.

BASIC USE

- Use of this door system is to provide protection in those applications where a ballistic attack threat exists. Such applications are often in convenience stores, law enforcement facilities, hospital pharmacies and many other "at risk" facilities. It is recommended that this door be used in conjunction with protected wall areas.

LIMITATIONS

- This door has been designed to meet the Level 3 ballistic resistance standard as set forth by UL Standard 752. It is recommended that each end user should determine his ballistic threat and determine the correct product to meet and resist that threat.

CONSTRUCTION

- Doors are to be full flush construction of 11 gauge ballistic steel face-plates arc welded to 14 gauge interior lock and hinge rails. Each door will have 14 gauge vertical steel stiffeners. Top and bottom of door to receive 14 gauge closure channels.
- Door framing will be constructed of 11 gauge ballistic steel and be offered in types for drywall and masonry openings.
- Door hardware (standard) will be: Continuous hinges, LCN closer
- Optional Hardware - Hardware materials shall be of a type listed above, unless otherwise requested. Contact your nearest Insulgard Corporation representative for additional optional hardware information.
- Finish - All doors and frames furnished prime painted, ready for final finish in field.

SIZES AND OPTIONS

- Door Thickness: 1-3/4"
- Frame thickness: 2" x 6-3/4"
- Standard door sizes: 36"x 84"
- (other sizes & styles available - 4 weeks)
- Door rough opening size: 40 1/2" x 86 1/4"
- Door shipping weight: 600 lbs SPECIFICATION
- Door Construction -
Doors are constructed of steel plates, and steel tubes 1 1/2" thick.
- Door Frame Construction –
Door frame assembly is constructed of formed steel plates. Framing dimensions are 2" wide x 6 3/4" deep. Door frames are completely fabricated at factory and shipped with doors attached. All door to be pre-tested for all locking functions, clearances, and ease of operation, to make field installation easier. All joint connections are welded to provide a rigid assembly when installed. Vertical jambs, door stops and transoms contain bullet resistant material equal to the value of the door unit. All seams of the door and frame are protected in the same manner. The door stop is built into the frame. Glenn Johnson Silencers are used at the lock jamb. Frames are pre-drilled to accept 1/4" anchors 18" O.C. Shims are provided to take up a space at each anchor. Wiring diagrams are shipped enclosed in the hardware packages.
- Hardware Assembly
Each door is equipped as follows: Door closer per door; Deadbolt lockset; continuous hinge. All other hardware must be specified.

Contact factory at 1-800-638-6718, Fax 301-927-4531. Insulgard is a registered trademark of Insulgard Corporation 1994 Copyright Insulgard Corporation.

Note this is a sample specification from the Insulgard Corporation. Other manufactured bullet resistant door(s) meeting the minimum specifications noted above may be accepted by ATF. However, contractors must submit documentation to ATF for approval prior to purchasing and installing the bullet resistant door(s).

EXHIBIT #07: BULLET RESISTANT DOOR

INSULGARD® CORPORATION
SV TRANSACTION WINDOW

FEATURES

- Natural voice transmission system
- Stainless steel voice rails and cash tray
- Use of GE Plastics Lexgard laminates
- Delivered assembled & ready for installation
- U.L. Listed

BALLISTIC OPTIONS

- U.L. 752 Level 3

WINDOW SIZE

- See Design Intent Plans prepared by ATF

VOICE RAIL FINISH

- Stainless Steel (Standard)

COUNTER FINISH

- Stainless Steel

HANDLING INFORMATION

- Handling: Care should be exercised during shipping and handling to maintain transaction window appearance.
- Storage: Store upright in a dry, well ventilated building or shelter at a constant temperature. Do not store in damp areas or freshly plastered buildings. Place unit on wood blocks at least 2" high to prevent moisture damage.
- Application: Remove from protective container just prior to installation. Care should be exercised when installing window to insure that installation is level, plumb, square and secure.

WINDOW CONSTRUCTION

1. Constructed of stainless steel side-around voice tubes which surround vertical edges of bullet resisting glazing. Glazing affixed to voice tubes at top and bottom with side separation for natural voice transmission.
 - a. Voice tubes armored with bullet resisting material consistent with threat level.
2. Standard base construction is layered particle board with plastic laminate covering.
 - a. Base armored with bullet resisting material consistent with threat level.
 - b. Deal tray to be stainless steel with bullet-trap below. Bullet-trap bullet resistance to be consistent with threat level.

WINDOW GLAZING

1. Glazing materials shall be of a type listed by Underwriter's Laboratories, Standard 752 for bullet resistance and/or tested by H.P. White Laboratory for specified bullet resistance.
2. Bullet resisting protection level shall be as specified by end user and consistent with threat level.

Contact factory at 1-800-638-6718, Fax 301-927-4531 Insulgard is a registered trademark of Insulgard Corporation
Lexgard is a registered trademark of the GE
1994 Copyright Insulgard Corporation

Note this is a sample specification from the Insulgard Corporation. Other manufactured bullet resistant window(s) meeting the minimum specifications noted above may be accepted by ATF. However, contractors must submit documentation to ATF for approval prior to purchasing and installing the bullet resistant window(s).

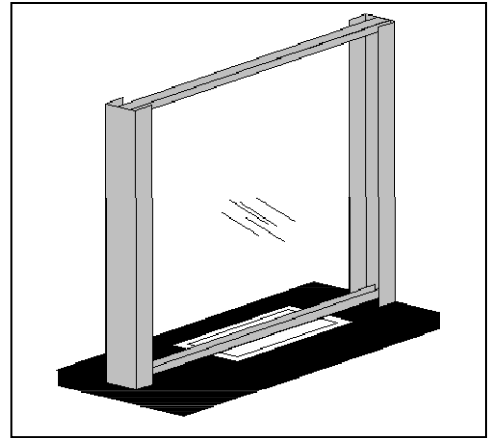
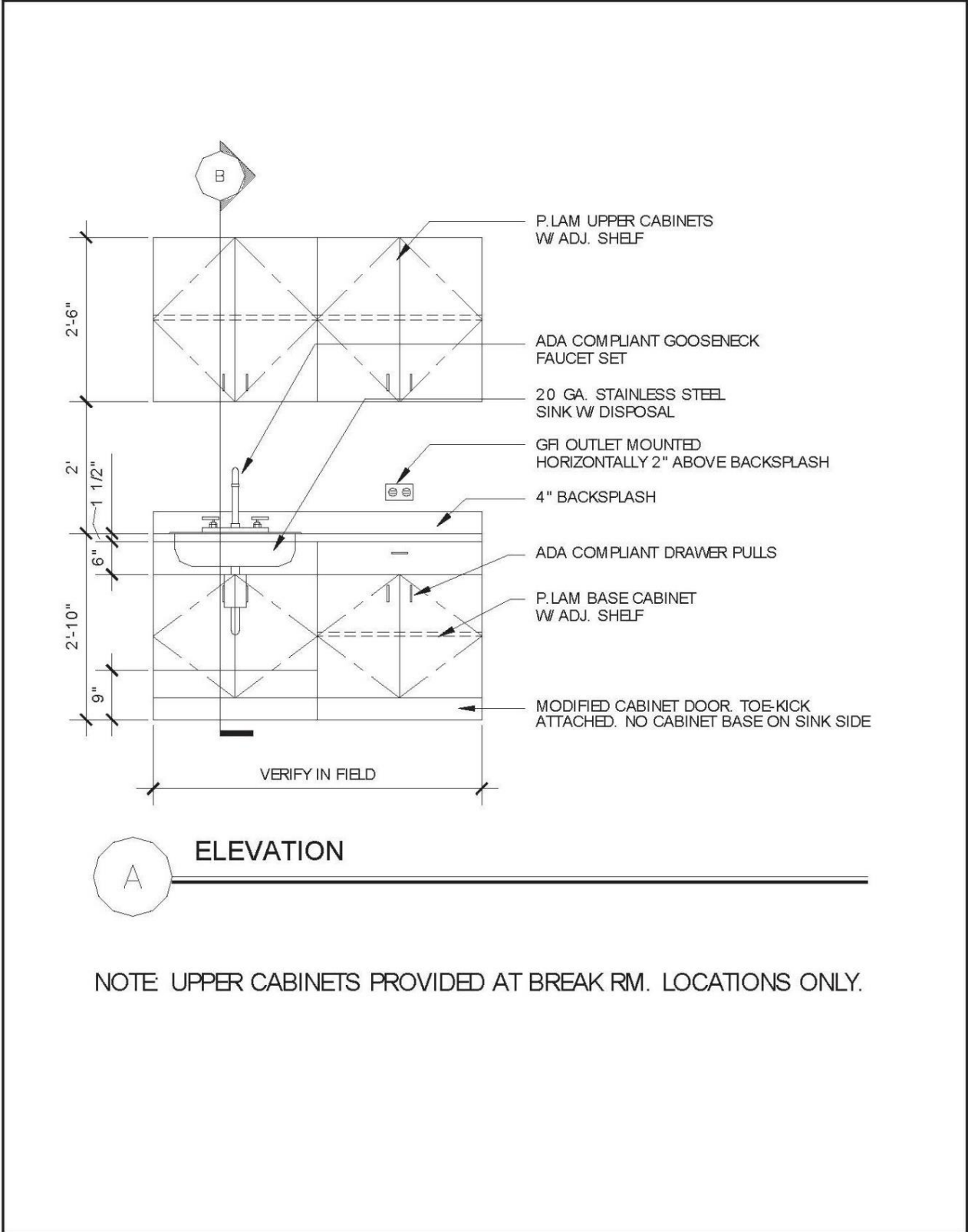


EXHIBIT #08: BULLET RESISTANT TRANSACTION WINDOW



ELEVATION

NOTE: UPPER CABINETS PROVIDED AT BREAK RM. LOCATIONS ONLY.

EXHIBIT #09A: SINK CABINET ELEVATION

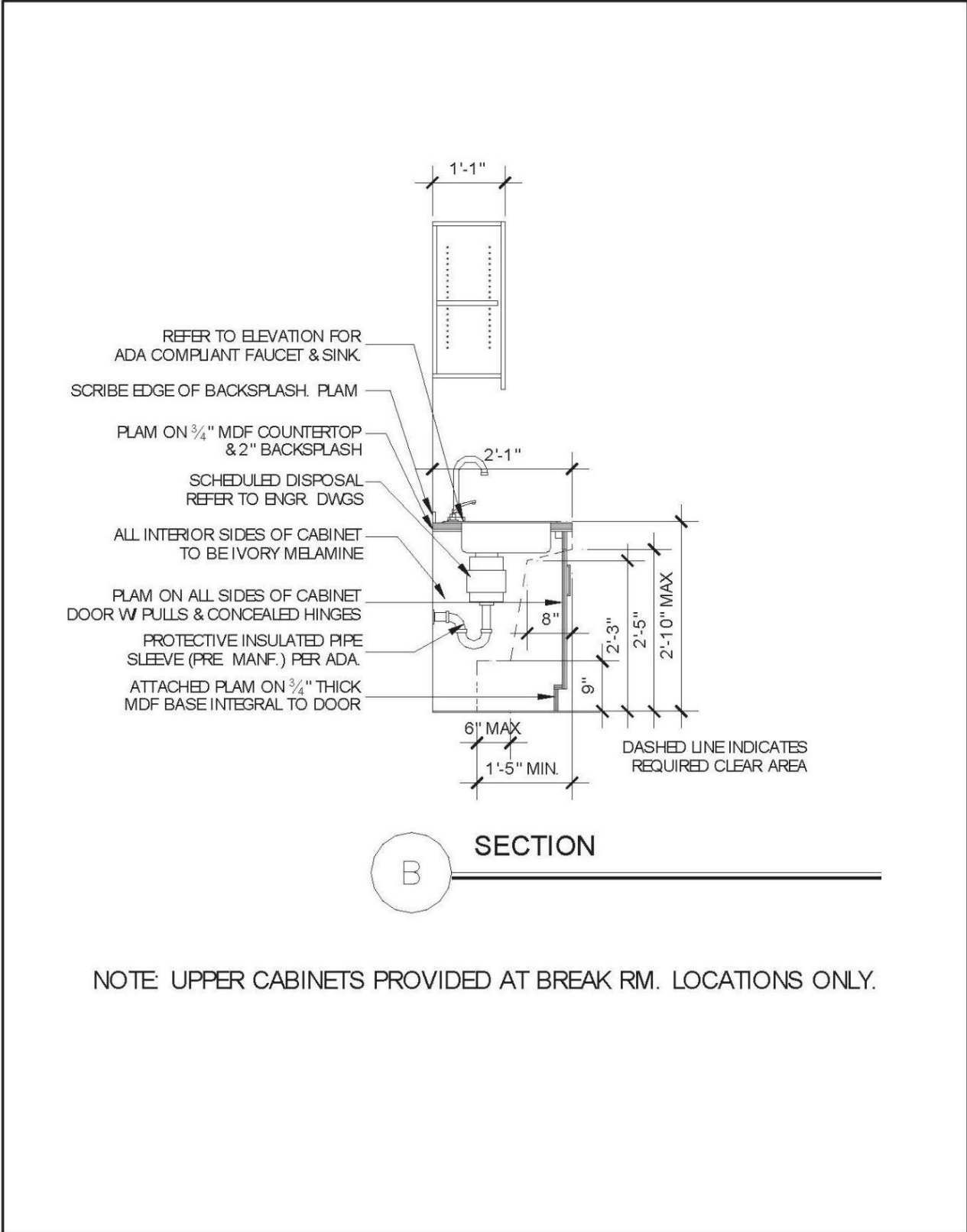


EXHIBIT #09B: SINK CABINET SECTION

SPECIFICATIONS:

1. Handcuff Bars:

Comply with ASTM F 446 from ASTM A 554 stainless steel tubing, 18 gauge, Type 304; formed 1- 1/2" radius return to wall at each end; heliarc- welded to minimum 11 gauge stainless steel flange. Size: 1-1/2" outside diameter.



a. Finish:

Stainless steel knurled/peened finish.

b. Sizes and configurations:

32" long grab bar. Confirm exact location with the field office.

c. Concealed Mounting Flanges:

Stainless steel, 3" diameter by 1/2" deep, with 13 gauge steel tenon plate for concealed attachment, using three (3) set of tamper proof screws.

OR

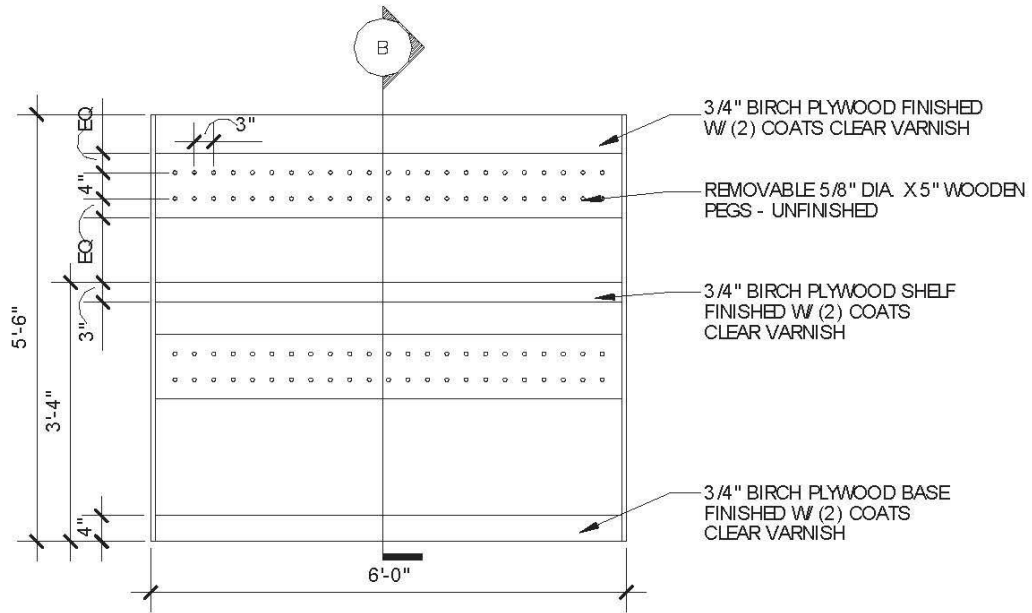
2. D-Rings:

Provide two wall mounted D-Rings mounted on two stainless steel kickplates. The mounted D-Rings can be found at Grainger. The mounted D-rings are used for fall protection system and are manufactured by Miller. D Ring, Mounted, Steel Grainger Item # 3ZL94.

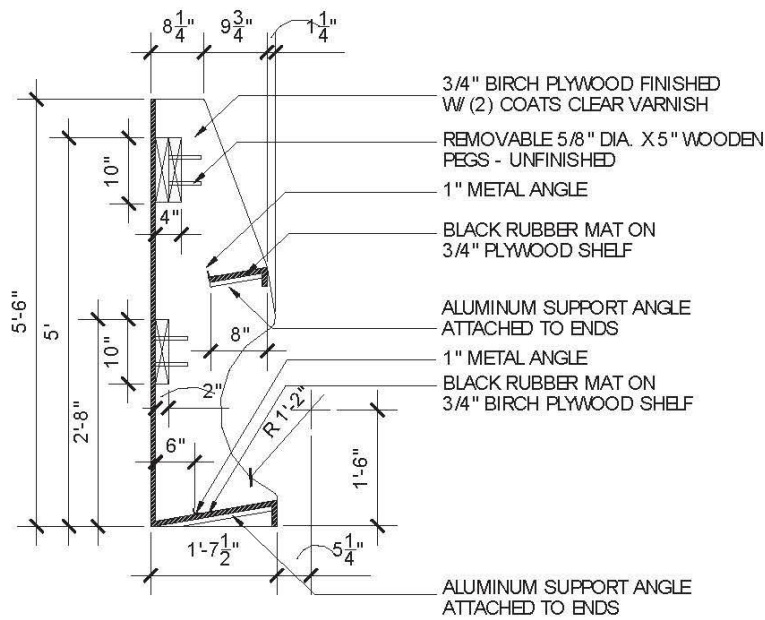
The rings should be mounted 5" AFF and 25" AFF. The D-Rings are screwed to wood blockings behind the drywall partition. Grind all bolts down or use tamper proof screws to prevent anyone from removing the D- rings from the wall.



EXHIBIT #10: HANDCUFF BAR and D-Ring



A ELEVATION



B SECTION

EXHIBIT #11: LONG GUN RACK

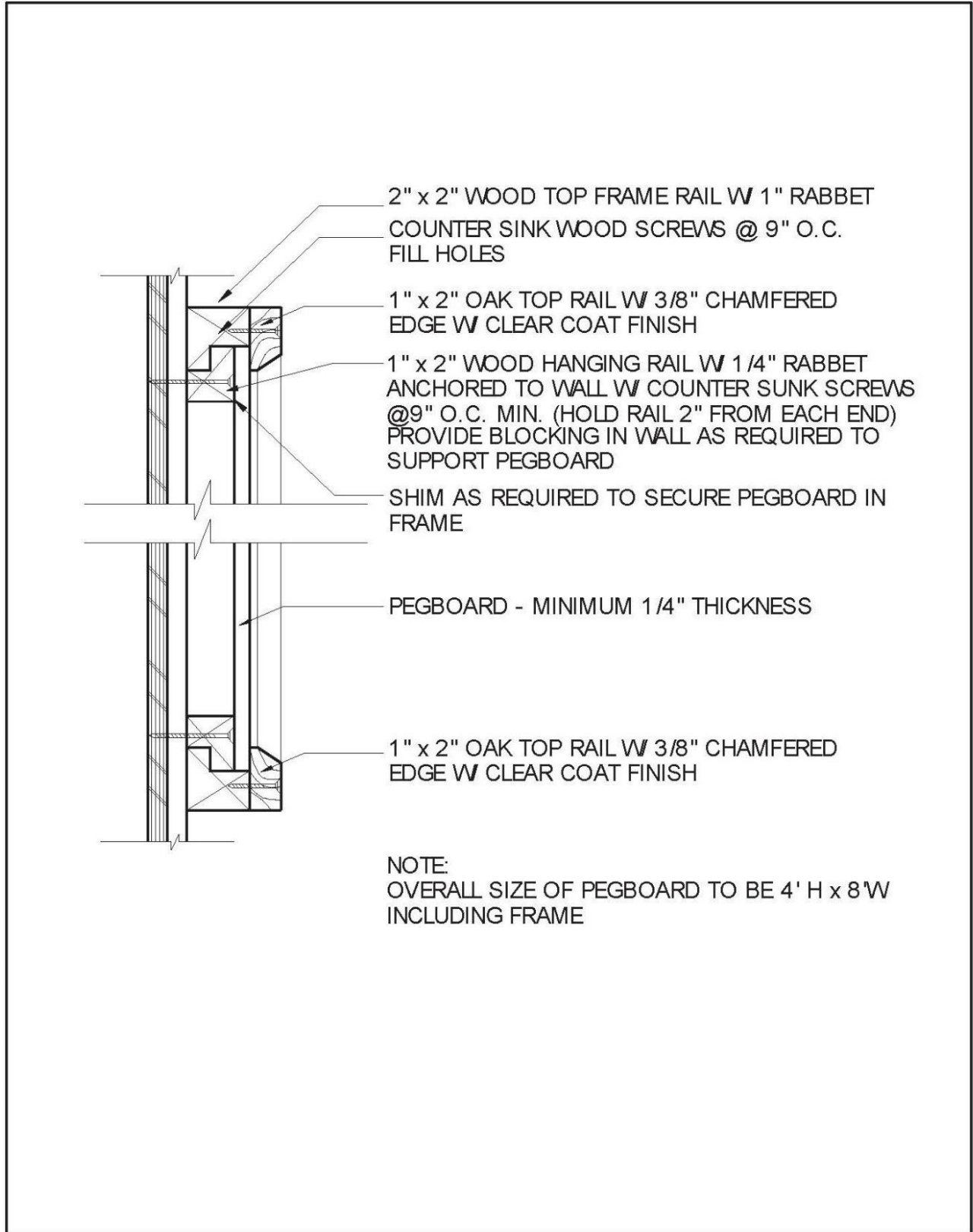
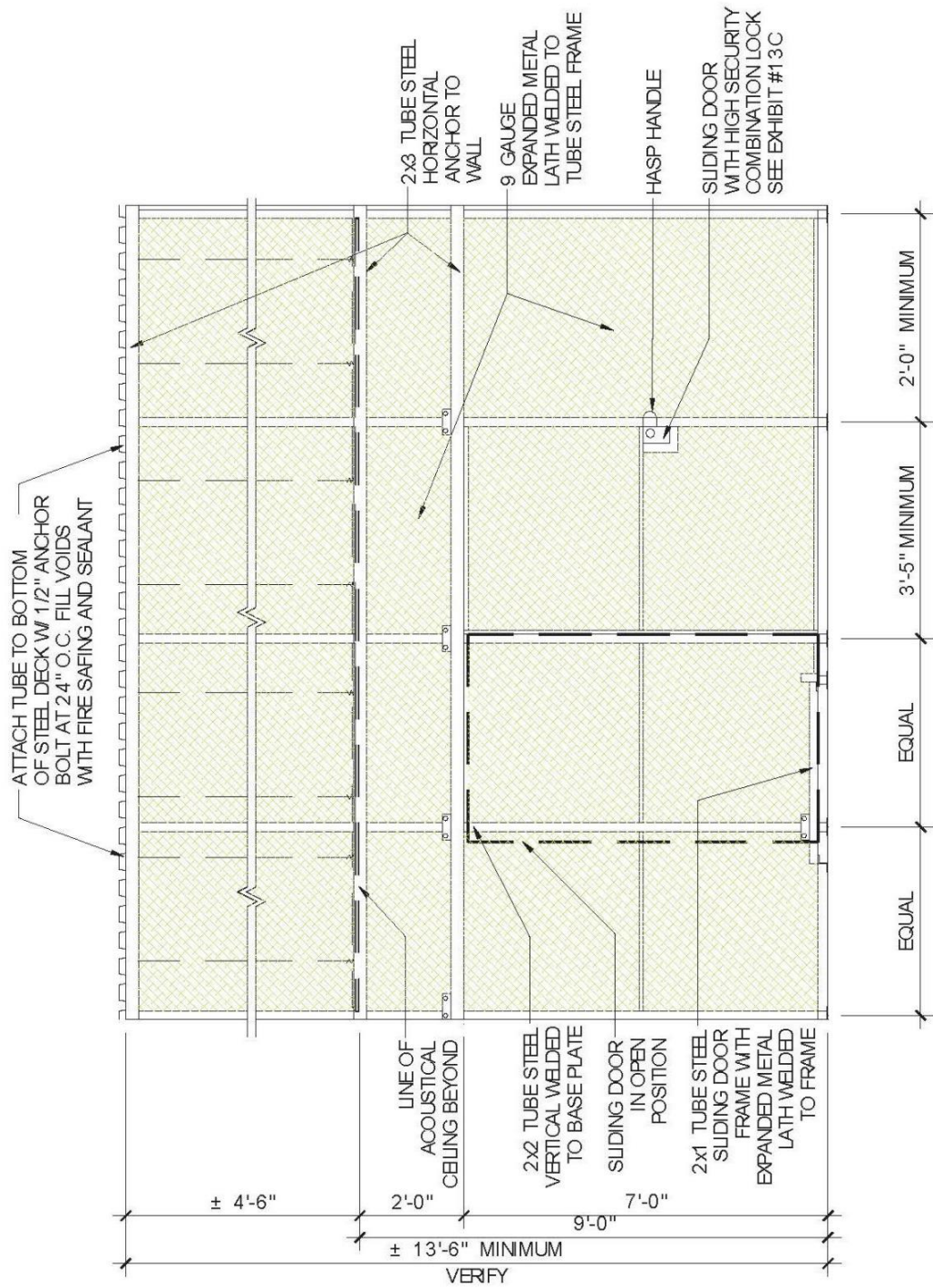


EXHIBIT #12: PEGBOARD DETAIL



- NOTE 1: SPACING BETWEEN FLOOR AND UNDERSIDE OF METAL PARTITION SHALL BE NO MORE THAN 1" (+/- 1/2").
- NOTE 2: ADEHERE TO DRAWING DIMENSION FOR PLACEMENT.
- NOTE 3: PAINT EXPANDED METAL SEMI-GLOSS RUSTOLEUM.

EXHIBIT #13A: SECURED STORAGE GATE – ELEVATION

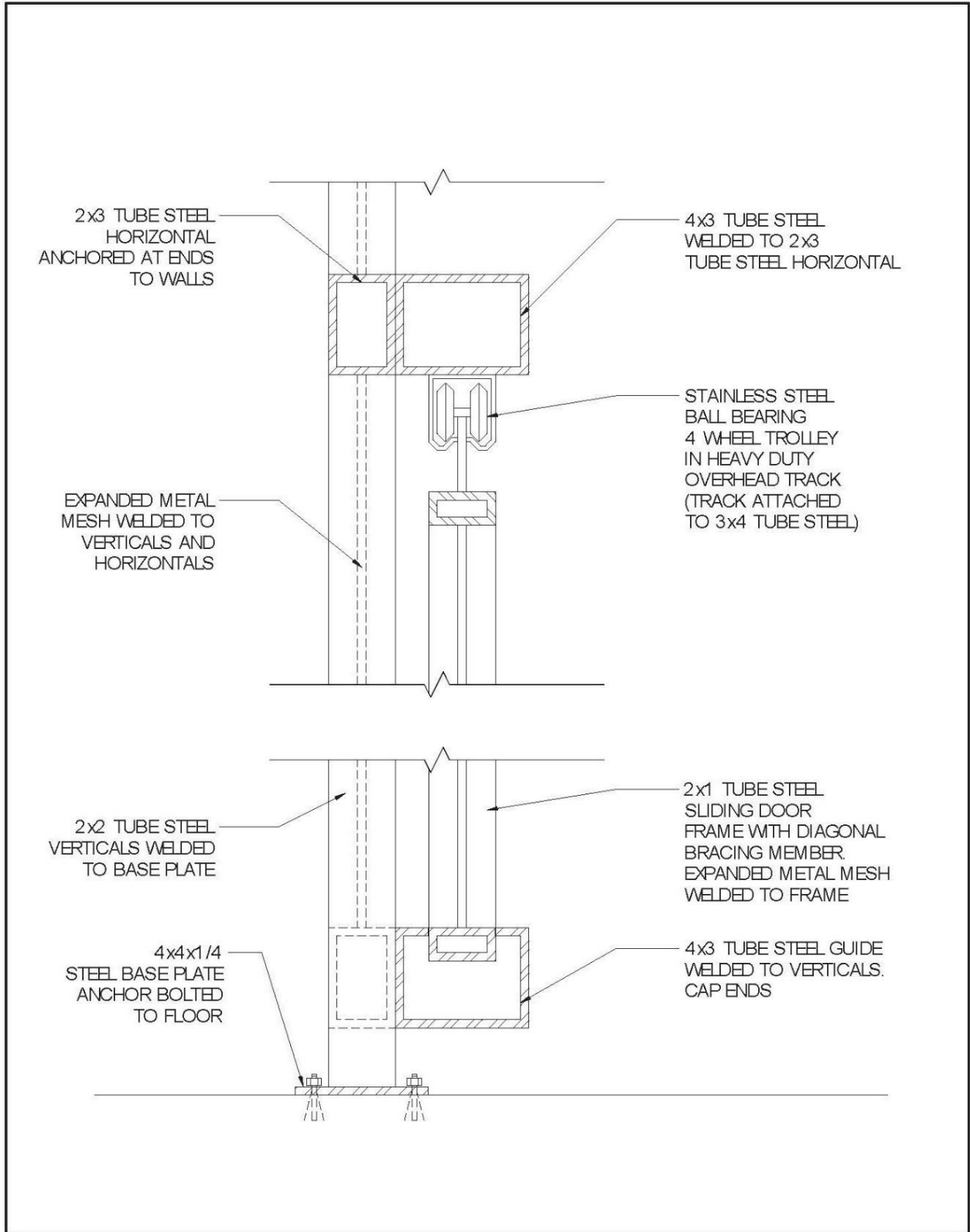
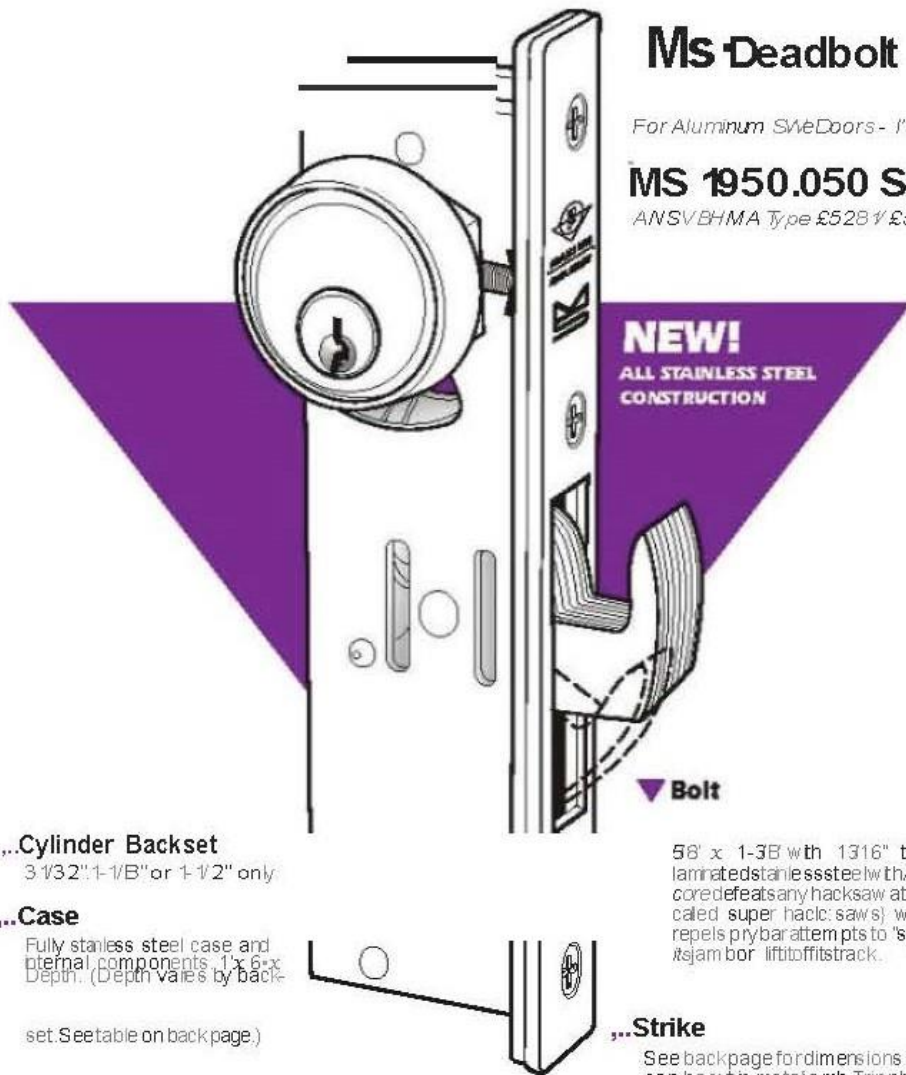


EXHIBIT #13B: SECURED STORAGE GATE – SECTION

SLIDING DOOR HARDWARE

S1-2



MS Deadbolt

For Aluminum Sliding Doors - 1" x 6-7/8" Faceplate

MS 1950.050 Series

ANSI BHMA Type 528 / 529 (Grade 1)

NEW!
ALL STAINLESS STEEL
CONSTRUCTION

▼ Bolt

...Cylinder Backset

3-1/32", 1-1/8" or 1-1/2" only

...Case

Fully stainless steel case and internal components, 1" x 6" x Depth. (Depth varies by backset. See table on back page.)

...Function

The MS Hookbolt deadlock answers the security need of sliding glass doors in commercial, industrial and institutional buildings. The mechanism is identical to the widely used Maximum Security sliding door lock except that the massive laminated bolt is preformed in a hook shape to resist the prying motion of sliding door and 3mm. The overcenter MS locking action that forces any attempt to stop the door in any direction, up, down or sideways, will be defeated.

5/8" x 1-3/8" with 13/16" thru. Eight-ply laminated stainless steel with Alumina Ceramic core defeats any hacksaw attack (including so-called super hacksaws) while hook shape repels prybar attempts to "spread" door from jamb or lift off track.

...Strike

See backpage for dimensions of strike slot which can be cut in metal jamb. Trip plate, box strike and armored strike are also available. (See page SW-17).

...Operation

360° turn of key or thumbturn throws or retracts the counterbalanced bolt. Key can be removed only when bolt is in a positively locked or unlocked position. Lock accepts any standard 1-5/32" diameter mortise cylinder or thumbturn from either or both sides. Cylinder must have MS dimensioned cam. (See page SW-36).

Adams
Rite

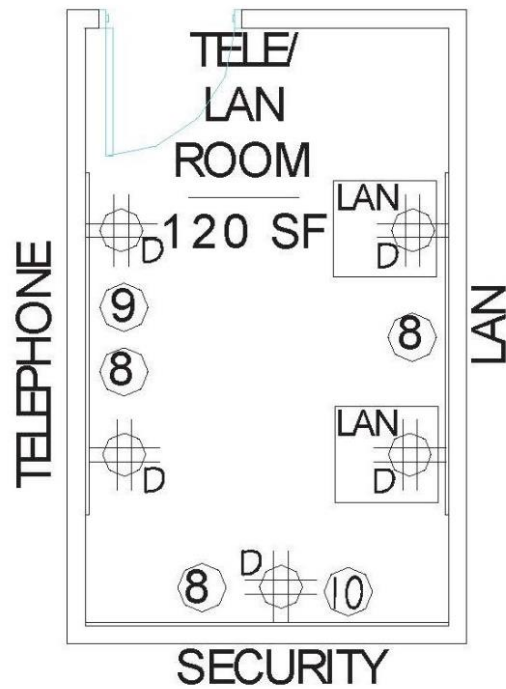
260 Santa Fe Street
Pomona, California 91767

(800) 872-3267 Fax (909) 232-7329

ASSA ABLOY

www.adamsrite.com

EXHIBIT #13C: SECURED STORAGE GATE – SLIDING DOOR HARDWARE



NOTE: REFER TO CORRESPONDING NOTES ON DRAWING FOR FURTHER INFORMATION.

EXHIBIT #14: TYPICAL TELEPHONE / LAN ROOM

Series 7000 Technician Stations

30"D x 72"L x 36-3/4"H

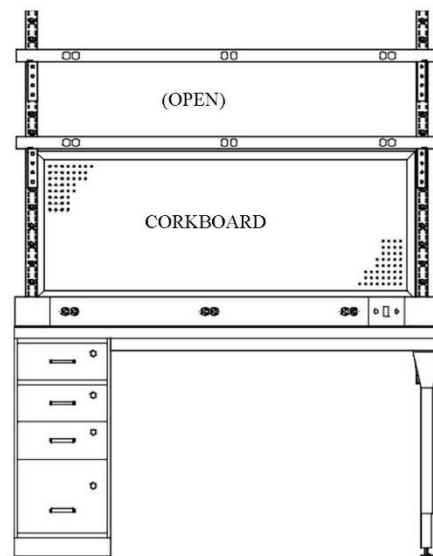
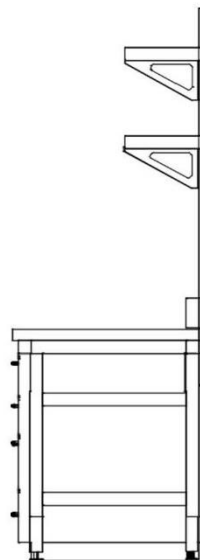
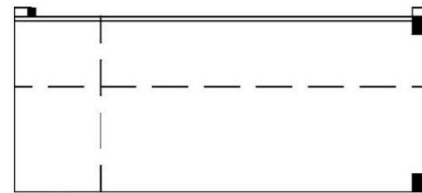
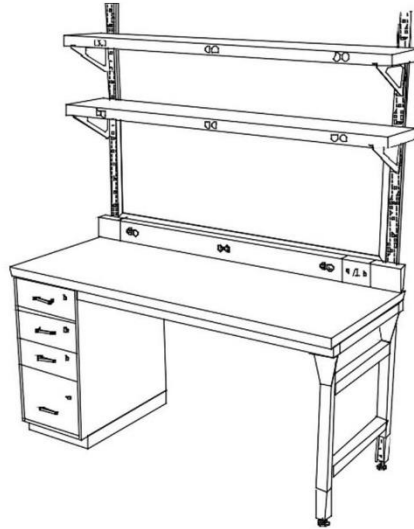
Overall Height: 86-3/4"

Maple Top

#0001 Tan Powder-Coat Paint Finish

Consists of the Following Components:

- 8111-STOCK TOP
MAPLE 30Dx72L
- 7009-01-0015
CABINET-TO-LEG FRAMES
30Dx72L
- N7057-0015
HI-TECH CABINETS 4-DRAWERS
35Hx29D
- 3400
BACKUP CHANNEL
- 1221-0015
DOUBLE CROSSBAR LEG
30Dx30/37 WORKHEIGHT
- 1015-0015
END CAPS FOR BASIC
TUBEFRAME
- P2401
DRAWER LOCK – STD. HUDSON
LOCKS – KEYED ALIKE
- 3006-0015
DOUBLE STANDARD UPRIGHTS
60L
(Allow 9" of length for mounting)
- 3022-0015
BASIC SHELF OT/UT 12Dx72L
- 3010-01-0015
SHELF BRACKETS 12D
- 3356-CB-01
CORKBOARD 24x72
- 3161-0015
WIRETHROUGH 72L, 3DUP, CB, PL
(Customer to supply own power from
bench to main source)
- 3167-0015
WIRETHROUGH BRACKETS FOR
MOUNTING
- 3061-01
POWER CORD



workplace® MODULAR WORK SYSTEMS
SYSTEMS, INC.

562 MAMMOTH ROAD, LONDONDERRY, N.H. 03053 (603) 622-3727

FOR PRICING CONTACT: WORKPLACE SYSTEMS INC. KATHY WEBSTER 1-800-258-9700

EXHIBIT #15: WORKBENCH – TOO & ETB

Focal Point

Luminaire Series Model – Luna (FLU) Lighting

DESIGN: Classic recessed indirect, perforated center basket design. Also available in narrow and split basket designs.



PERFORMANCE: Provides high angle uniform distribution. High reflectance, low gloss Matte White finish controls glare. Reflector and end caps form seamless one-piece housing, painted after fabrication. Perforated shield hinges out for easy re-lamping.

APPLICATION: Luna is truly at home in any environment and is ideal for open offices and classrooms. Luminaires may be continuously row mounted.

SPECIFICATIONS (denotes ordering codes)

- Model: Luna (FLU)
- Sizes:
 - 2'x2' (22)
 - 2'x4' (24)
- Bi-Directional Distribution (B)
- Three Lamp (3)
- Lamp Type: T8 (T8)
- Electronic Instant Start Ballast (E)
- 120 Volt (120)
- Mounting in grid (G) or slot tee (ST) will vary depending upon building standards
- Perforated Shield (PS)
- Matte Satin White Finish (WH)

Focal Point

4141 S. Pulaski Road
Chicago, IL 60632
773.247.9494

www.focalpointlights.com

***Note: This is a sample specification from Focal Point. Other manufacturer lighting meeting the minimum specifications noted above may be accepted by TENANT. However, contractors must submit documentation to TENANT for approval prior to purchasing and installation.**

EXHIBIT #16: LIGHTING SPECIFICATION



EYE/FACE WASH

Wall-Mount and Pedestal-Mount Eye/Face Washes

Innovative square bowl and wide spray pattern make it easy to rinse the entire face.

Specifications: Six outlets supply converging streams to form a 9" x 8" curtain of aerated water. Gentle-acting bubbles created by the aeration won't drive particles or chemicals deeper into the eye. Features your choice of ABS Plastic or stainless steel bowl, brass heads with high-visibility yellow polypropylene shields and supply line strainers with removable stainless steel filter.

With the following Options:

1. **Drench Hose Option** features an aerated spray nozzle and 5' of hose to direct water where you need it--can be added to any of the models.
2. **Foot Pedal Option** activates eye wash by foot so hands are free to hold eyes open for thorough irrigation.

Valve Assembly: 1/2" NPTF chrome-plated brass, stay-open ball valve.

- **Water Supply:** 1/2" NPTF.
- **Flow Rate:** 12 gpm at 20 psi.

Compliance: ANSI Z358.1-1998. SGS USA Testing Co. certified

NOTE: This is sample specification. Other manufactured Wall-Mount and Pedestal Mount Eye/Face Washes meeting the minimum specifications noted above may be accepted by ATF. However, contractors must submit documentation to ATF for approval prior to purchasing and installing the Eye/Face Wash.

EXHIBIT #17: EYE / FACE WASH

Protector Premier Laboratory Hoods

with built-in blower
Model # 4880200

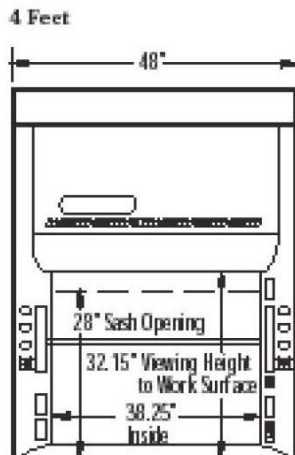
Model Requirements:

- Ductwork.** Contact Labconco for recommendations.
- **Work Surface.** Spill Stopper Worksurface –
Catalog # 9874100
- Base Cabinet or Stand.** Protector Solvent Storage Cabinets
Catalog # 9902000

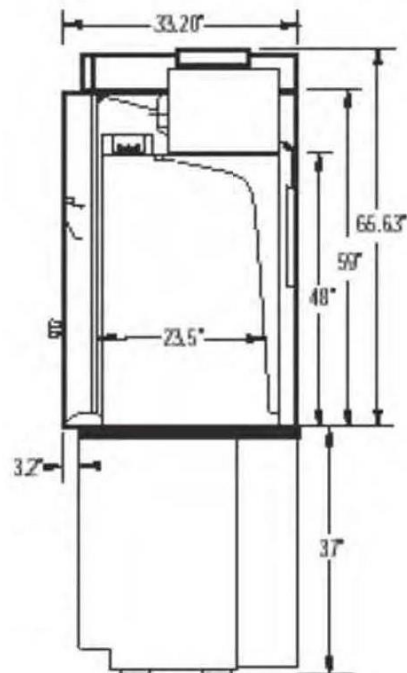
Color: White with Charcoal Trim

Model Features:

- Built-in belt driven, corrosion-resistant exhaust blower with molded Thermoplastic housing and non-sparking, coated aluminum impeller
- By-pass airflow design
- Ergonomic air foil with aerodynamic Clean-Sweep airflow openings
- Glacier white, dry powder epoxy-coated steel exterior
- One-piece molded fiberglass liner and pre-set baffle(s) with flame Spread less than 25 per ASTM E-84
- 3/16" thick tempered safety glass vertical-rising sash with epoxy-coated aluminum frame
- Removable front and side panels and front access to plumbing and Electrical wiring
- 10.81" ID exhaust connection



FRONT VIEW



SIDE VIEW



Labconco Corporation 8811 Prospect Ave. Kansas City, MO 64132
800-821-5526; 816-333-8811 Fax 816-363-0130
Email: labconco@labconco.com
www.labconco.com

EXHIBIT #18: FUME HOOD

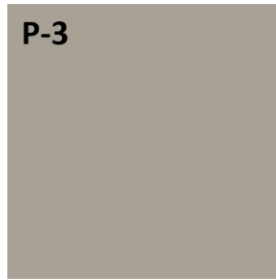
EXHIBIT #19: PARKING

Secured onsite parking spaces are required for government vehicles. Access to the parking area is required at all times (24-hours per day). It is desirable that only ATF personnel have access to the parking area. Parking must be provided on-site. Access to the parking lots must be controlled when possible. **Additional parking requirements to be determined by the agency during the design phase of the project.**

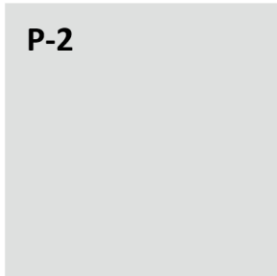
Finish Option 1 – Paint



P-1



P-3



P-2

P-1

Manuf: Sherwin Williams
Color: SW6213 - Halcyon Green
Finish: Eggshell
Note: Accent paint

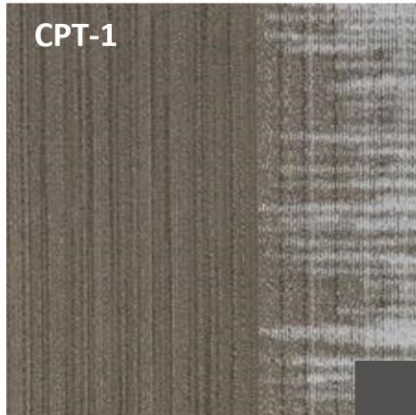
P-2

Manuf: Sherwin Williams
Color: SW0055 - SW7656 - Rhinestone
Finish: Eggshell
Note: Walls

P-3

Manuf: Sherwin Williams
Color: SW7640 - Fawn brindle
Finish: Trim – Semi-Gloss; Clg-Eggshell
Note: Ceiling & Trim

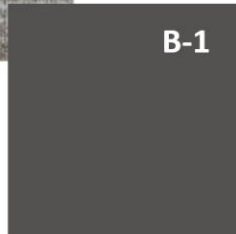
Finish Option 1 – Carpet



CPT-1

CPT-1

Manuf: Shaw Carpet Tile
Style: 59115 - Horizontal
Edge Tile
Color: 67761 – Sterling
Seam
Size: 18" x 36"



B-1

B-1

Manuf: Johnsonite
Style: Cove Base
Color: 20 Charcoal
Size: 4"

EXHIBIT #20A: FINISH OPTION 1

Finish Option 1 – Luxury Vinyl Tile



LVT-1

LVT-1

Manuf: Mohawk
Style: Morikato C0016
Color: Katana - 933
Location: Entry Area,
Break Room
Size: 6"x48"



B-1

Manuf: Roppe
Style: Cove Base
Color: 178 - Pewter



B-1

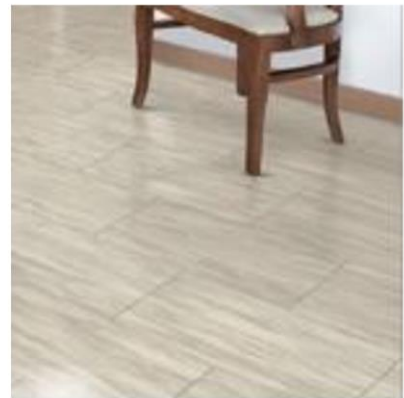
Finish Option 1 – Vinyl Composition Tile



VCT-1

VCT-1

Manuf: Armstrong
Style: Excelon VCT Tile
Color: Z5929 - Blizzard
Size: 12" x 12"



B-1

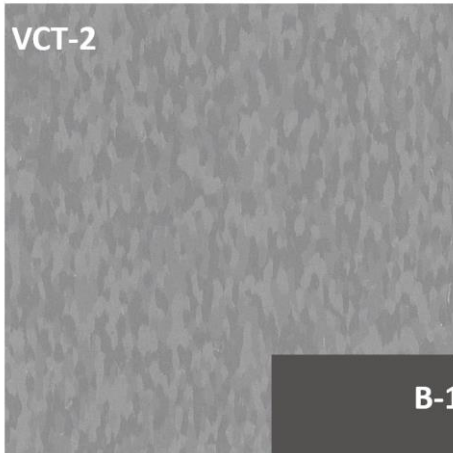
Manuf: Johnsonite
Style: Cove Base
Color: 20 Charcoal
Size: 4"



B-1

EXHIBIT #20A: FINISH OPTION 1 (CONT.)

Finish Option 1 – Vinyl Composition Tile



VCT-2

Manuf: Armstrong
Style: Excelon ESD
Static Control
VCT Tile
Color: 51957 - Ridge
Size: 12"x12"



B-1

Manuf: Johnsonite
Style: Cove Base
Color: 20 - Charcoal
Size: 4"

Finish Option 1 – Countertop & Cabinet



SOLID S-1

Manuf: Wilson Art
Style: Solid Surface Countertop
Color: 9200CS - Mystique



PLAM-1

Manuf: Wilson Art
Style: Plastic Laminate for Cabinets
Color: 7952 – Asian Sand
Notes: Cabinets

SS-1

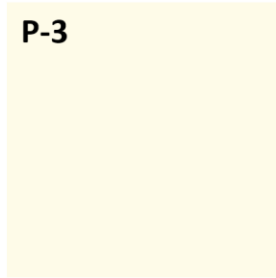
Stainless Steel Countertops Option Pricing for Processing or for other Lab environments

EXHIBIT #20A: FINISH OPTION 1 (CONT.)

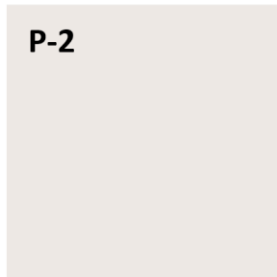
Finish Option 2 – Paint



P-1



P-3



P-2

P-1

Manuf: Sherwin Williams
Color: SW6516 - Down Pour
Finish: Eggshell
Note: Accent paint

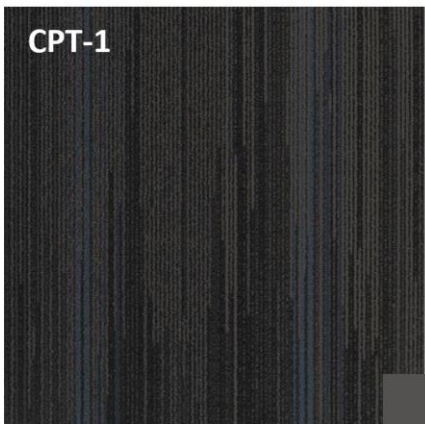
P-2

Manuf: Sherwin Williams
Color: SW0055 Light French Grey
Finish: Eggshell
Note: Walls

P-3

Manuf: Sherwin Williams
Color: SW7009 "Pearly White"
Finish: Trim – Semi-Gloss; Clg-Eggshell
Note: Ceiling & Trim

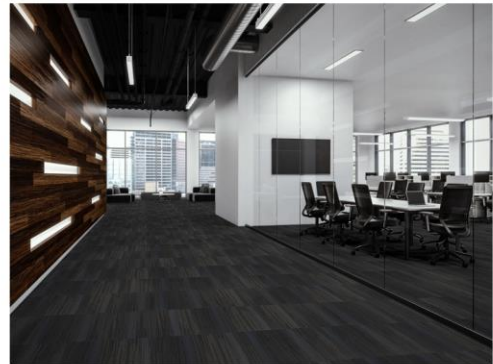
Finish Option 2 – Carpet



CPT-1

CPT-1

Manuf: Invision
Carpet
Tile
Style: 7025 Fiction
Modular
Color: 1775 Irony
Size: 24" x 24"



B-1

B-1

Manuf: Johnsonite
Style: Cove Base
Color: 20 Charcoal
Size: 4"

EXHIBIT #20B: FINISH OPTION 2

Finish Option 2 – Luxury Vinyl Tile



LVT-1

Manuf: Shaw Contract
Style: Solitude 0648V
Color: Smoke 48506
Location: Entry Area,
Break Room
Size: 6"x48"



B-1

B-1

Manuf: Johnsonite
Style: Cove Base
Color: 20 Charcoal

Finish Option 2 – Vinyl Composition Tile



VCT-1

Manuf: Armstrong
Style: Excelon VCT Tile
Color: 51881 Blueberry
Size: 12" x 12"

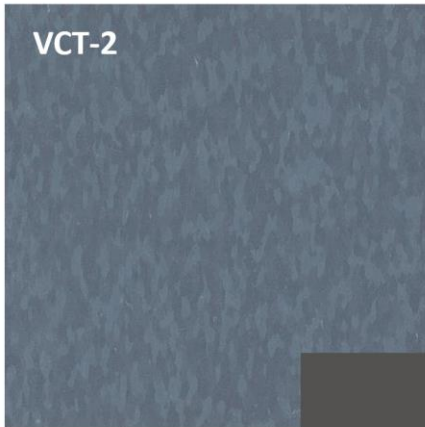
B-1

B-1

Manuf: Johnsonite
Style: Cove Base
Color: 20 Charcoal
Size: 4"

EXHIBIT #20B: FINISH OPTION 2 (CONT.)

Finish Option 2 – Vinyl Composition Tile



VCT-2

Manuf: Armstrong
Style: Excelon ESD Static Control VCT Tile
Color: 51958 - Ocean Air
Size: 12"x12"



B-1

Manuf: Johnsonite
Style: Cove Base
Color: 20 - Charcoal
Size: 4"

Finish Option 2 – Countertop & Cabinet



SOLID S-1

Manuf: Wilson Art
Style: Solid Surface Countertop
Color: 9074EA



PLAM-1

Manuf: Wilson Art
Style: Plastic Laminate for Cabinets
Color: 7850 – Beigewood
Notes: Cabinets

SS-1

Stainless Steel Countertops Option Pricing for Processing or for other Lab environments

EXHIBIT #20B: FINISH OPTION 2 (CONT.)

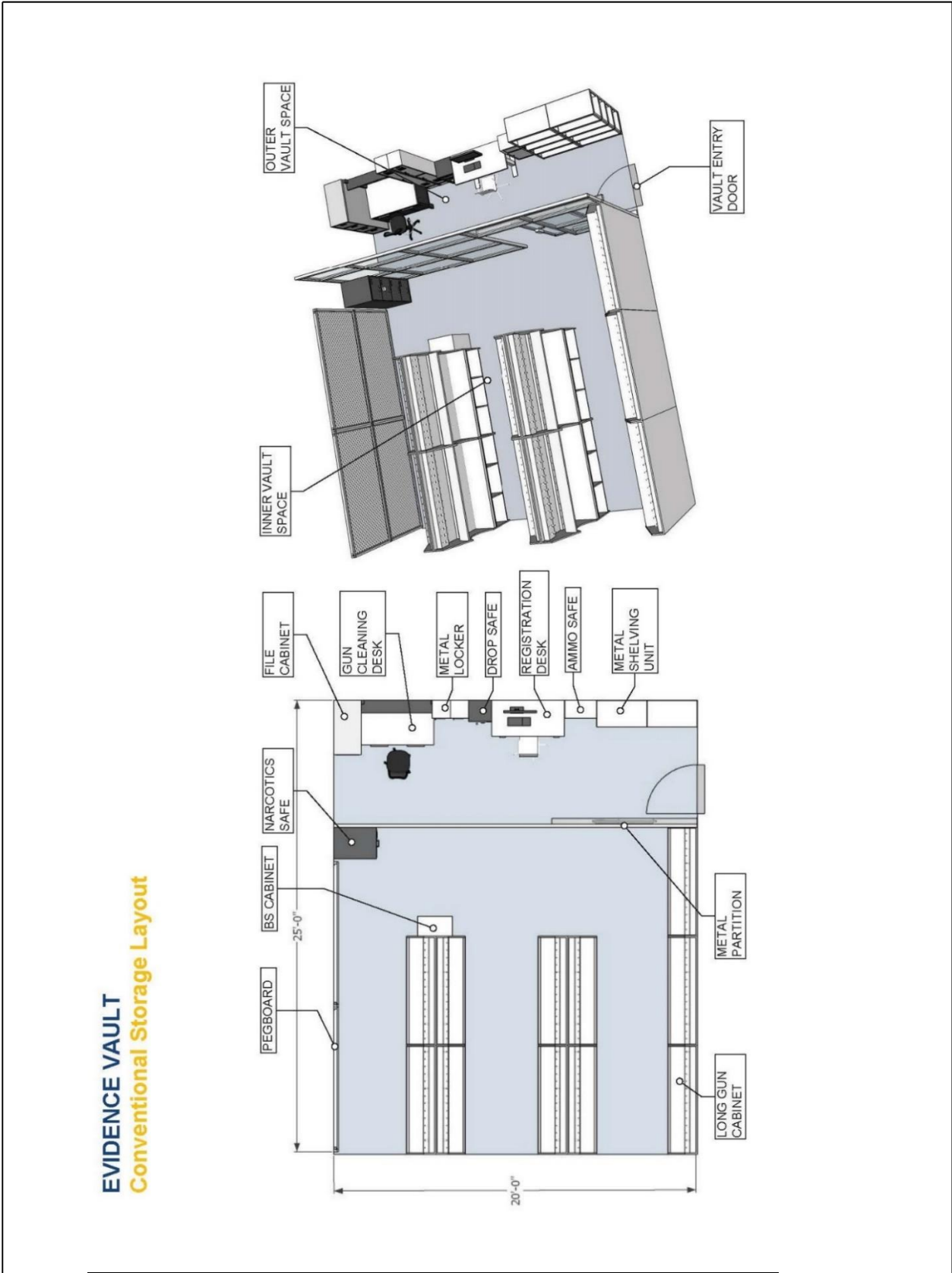


EXHIBIT #21A: EVIDENCE VAULT – CONVENTIONAL LAYOUT

EVIDENCE VAULT
High density Storage Layout

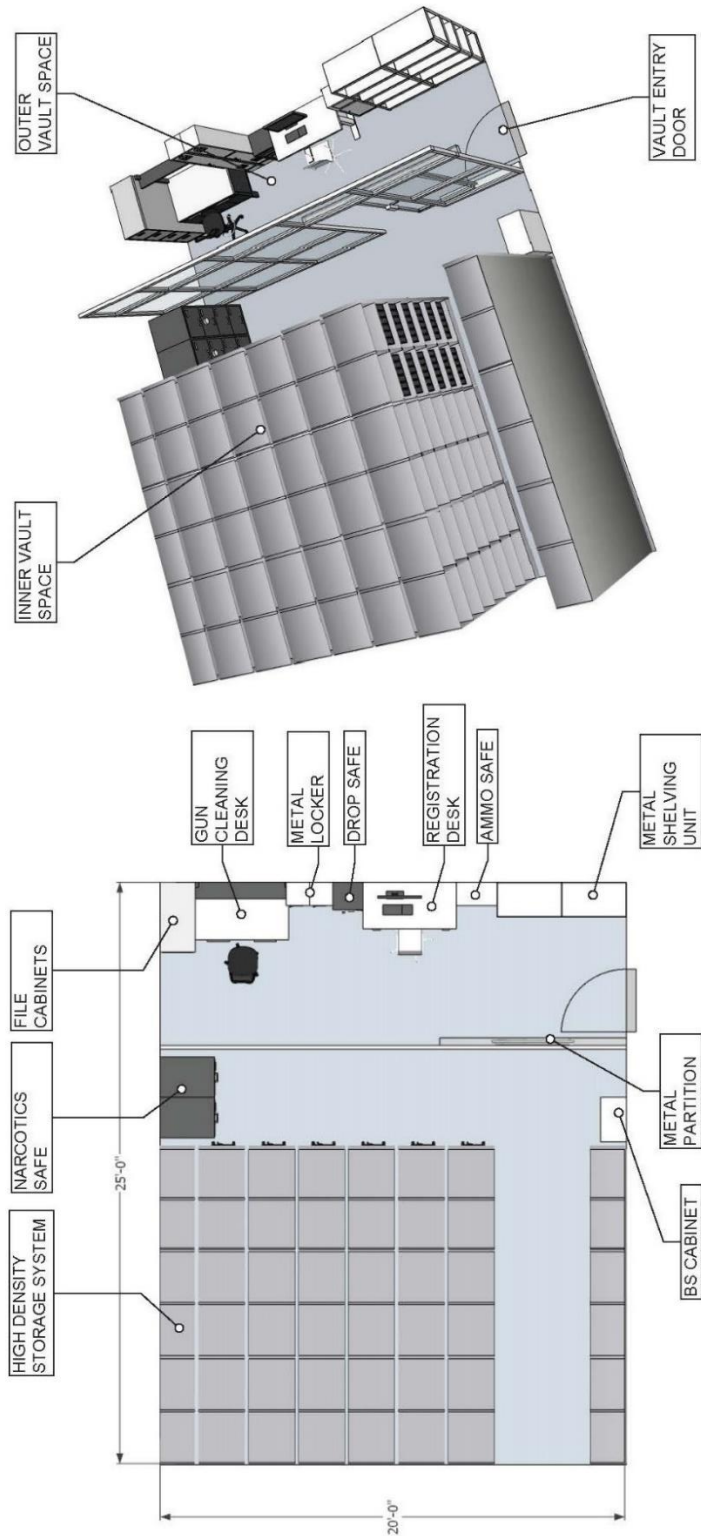


EXHIBIT #21B: EVIDENCE VAULT – HIGH DENSITY LAYOUT

LOCK PLAN INFORMATION

DOOR HARDWARE

- SCHLAGEL-SERIES MORTISE (J-CINFIGURATION) TO FIT SCHLAGE PRIMUS LARGE FORMAT INTERCHANGEABLE CORES OR SCHLAGE ND-SERIES CYLINDRICAL LOCK.
- L-SERIES ALSO PROVIDES LIFE SAFETY WITH THE "ONE MOTION" FOR EGRESS WHEN USED WITH THE DEADBOLT FUNCTION. INSTALL L-SERIES ON THE FOLLOWING DOORS, INNER & OUTER SECURE FOYER, ANY DOOR FROM PUBLIC SPACE IN TO ATF SPACE AND ANY EGRESS DOOR REQUIRED BY FIRE CODE. THE INTERIOR DOORS CAN USE THE ND-SERIES WITH THE ADDITIONAL DEADBOLT.
- FINISH TYPE 626, HANDLE TYPE ATHENS
- ANY DOOR THAT ENTERS THE SPACE FROM PUBLIC AREA WE WOULD LIKE FOR THE LOCK TO BE A "VANDLEGARD" WHICH MEANS THE OUTSIDE HANDLE FREELY ROTATES WHEN LOCKED, SO NO ONE CAN STAND ON THE HANDLE AND BREAK THE LOCK TO GAIN ACCESS. BOTH THE L SERIES AND ND COME WITH THE VANDLEGARD FUNCTION.

OUTER FRONT DOORS

- IF THE OUTER DOORS ARE A STOREFRONT TYPE THEN THE CYLINDER HAS TO BE ABLE TO FIT THE SCHLAGE PRIMUS LARGE FORMAT INTERCHANGEABLE CORE.

INNER EVIDENCE VAULT CAGE DOOR

- THE INNER CAGE DOOR CYLINDER HAS TO BE ABLE TO FIT THE SCHLAGE PRIMUS LARGE FORMAT INTERCHANGEABLE CORE. SEE EXHIBIT #13B IN THE ATF TENANT OFFICE SPACE REQUIREMENTS. The Cylinder you want is a 20-062 FSIC with Adams rite cam.

DEADBOLTS

- WHEN USED IN CONJUNCTION WITH THE L-SERIES MORTISE MAKE SURE TO GET THE PROPER STRIKE PLATE AND ELECTRIC STRIKE. ELECTRIC STRIKE (VON DUPRIN 6400) WITH THE DEADBOLT KEEPER.
- DEADBOLTS USED WITH ND-SERIES (SCHLAGE B-SERIES GRADE 1)

ATF PHYSICAL SECURITY WILL PROVIDE THE ALLEGION FACESHEET AND KEYING INFORMATION FOR THE ATF MASTERKEY SYSTEM THAT WILL ALLOW THE GENERAL CONTRACTOR TO ORDER THE CORES AND KEYS THROUGH THEIR VENDOR. THE CORES AND KEYS ARE SHIPPED TO ATF IN MARTINSBURG WV, WHERE THEY WILL REVIEWED AND LABELED. ATF PHYSICAL SECURITY SPECIALIST WILL TRAVEL TO THE SITE AND INSTALL THE CORES AND ISSUES KEYS TO THE OFFICE.

EXHIBIT #22A: DOOR SECURITY HARDWARE – LOCK PLAN INFO

Overview
Key features
Trims and finishes
Mechanical
Wired electrified
Wireless electronic
Multi-point
Key systems and credentials
Parts
Ordering and specifications

Mortise lock comparison

L mechanical



Applications
The Schlage L Series has long been the benchmark for mortise locks. Beyond strength and security – it offers tremendous flexibility to allow it to meet the needs of most every application.

The ability to suite across electronic, tubular, exit trim, and multi-point locks allows the Schlage L Series mortise lock to integrate seamlessly into any environment.

- Key features**
- Exceeds ANSI/BHMA Grade 1 operational and security standards
 - Expansive list of configurations and options, including retrofit indicators
 - 50 standard mechanical functions, custom functions also offered
 - "The Original" universal lock case allows creation of 10 functions from a single lock body
 - 14 finishes and 33 levers, two knobs, five roses and three escutcheon designs
 - Supports standard, SFIC and FSIC cylinder formats
 - Multiple key systems available – open, patented, restricted, geographic exclusive, UL 437

4 · Schlage · L Series

L wired electrified



Applications
The wired electrified L Series is ideal for new construction and high traffic areas where hardwired power ensures continuous operation and where electrified door prep, hinges and wiring can easily be incorporated into the building.

The electrified L Series is regularly used as part of an access control system for high security areas, or independently in areas that require a remote access switch.

- Key features**
- All mechanical features plus:
- Auto-detect 12/24 VDC
 - Selectable EL/EU
 - 10 electrified functions
 - Advanced features: RX, DPS, latchbolt monitor and deadbolt monitor for application flexibility
 - Leading energy efficiency that eliminates "hot levers"
 - Advanced motor-driven electrified functions – quieter, smoother, more secure operation

LE wireless electronic



Applications
The Schlage LE wireless mortise lock with ENGAGE™ technology is designed to affordably extend electronic access control deeper into the building beyond traditional perimeter and high security openings.

The LE is ideal for commercial real estate, K-12, higher education, assisted living, medical offices, or multi-family applications. Facilities can benefit from the enhanced security, efficiency, and convenience of upgrading to electronic credentials.

- Key features**
- All mechanical features¹ plus:
- Six functions with LED indicator, deadbolt, and interior pushbutton options
 - Sectional and escutcheon trim options
 - 31 levers, 2 knobs and 9 finishes
 - Integrated multi-technology card reader, door position sensor (DPS) and request to exit (RX)
 - Built-in Bluetooth® enables wireless configuration from smart phones/tablets
 - Built-in Wi-Fi® enables automatic daily updates sent directly from host software
 - Capable of networked real-time communication with the ENGAGE Gateway and software alliances
 - Up to 2 years of battery life

EXHIBIT #22B: DOOR HARDWARE – LOCK PLAN CUT SHEETS

Mortise lock comparison

L400 mechanical



Applications

L400 Series locks are designed for use as primary locks where no latching is required, such as restrooms and small doors to utility spaces.

It also offers optimum security when used as an auxiliary lock in other applications.

Key features

- Six available functions
- 12 finishes
- 1" (25 mm) stainless steel throw deadbolt
- Deeper retainer groove in cylinder shell increases security against wrenching and pullout; all cylinders backward compatible
- 6-pin Everest® 29 cylinder with patented keys standard
- Steel case and parts are corrosion resistant

LM9200 multi-point



Applications

The Schlage LM9200 series lock utilizes latches in the top and bottom of the door, rather than the side on single or double sets of doors.

Compatible with wood or hollow metal doors, the LM9200 Series is ideal for conference rooms, corridors, office suites, elevator lobbies, and openings where flush bolts and coordinators are not desired.

Key features

- Concealed vertical cables provide simple installation and reliable performance
- Compatible with sectional and escutcheon trim; does not require "backer plates" or metal wraps for fire protection
- Fire-rated for up to 60 minutes for wood door applications; 90 minute fire rating for hollow metal door applications
- 33 lever designs
- 13 functions (mechanical and electrified)
- Available without the bottom latch for single point latching

LM9300 multi-point



Applications

The LM9300 Series is part of a three-point locking system designed for tornado, hurricane or high security applications, providing superior protection with familiar operation.

Latches at the top, side and bottom of the door provide protection from high wind speeds and 15-lb. projectile impacts up to 100 mph when paired with a Steelcraft Paladin tornado-resistant door.

Key features

- All three latches engage when the door is shut and retract simply by rotating the lever
- Compatible with sectional and escutcheon trim
- 33 lever designs
- Six available functions
- Complies with FEMA 361 and ICC500 tornado shelter guidelines and Florida Building Code Enhanced Protection Area (EHPA) standard when paired with appropriate Steelcraft doors
- Vertical rods ship pre-aligned and pre-installed with Steelcraft doors, enabling quick and simple installation

5 • Schlage • L Series

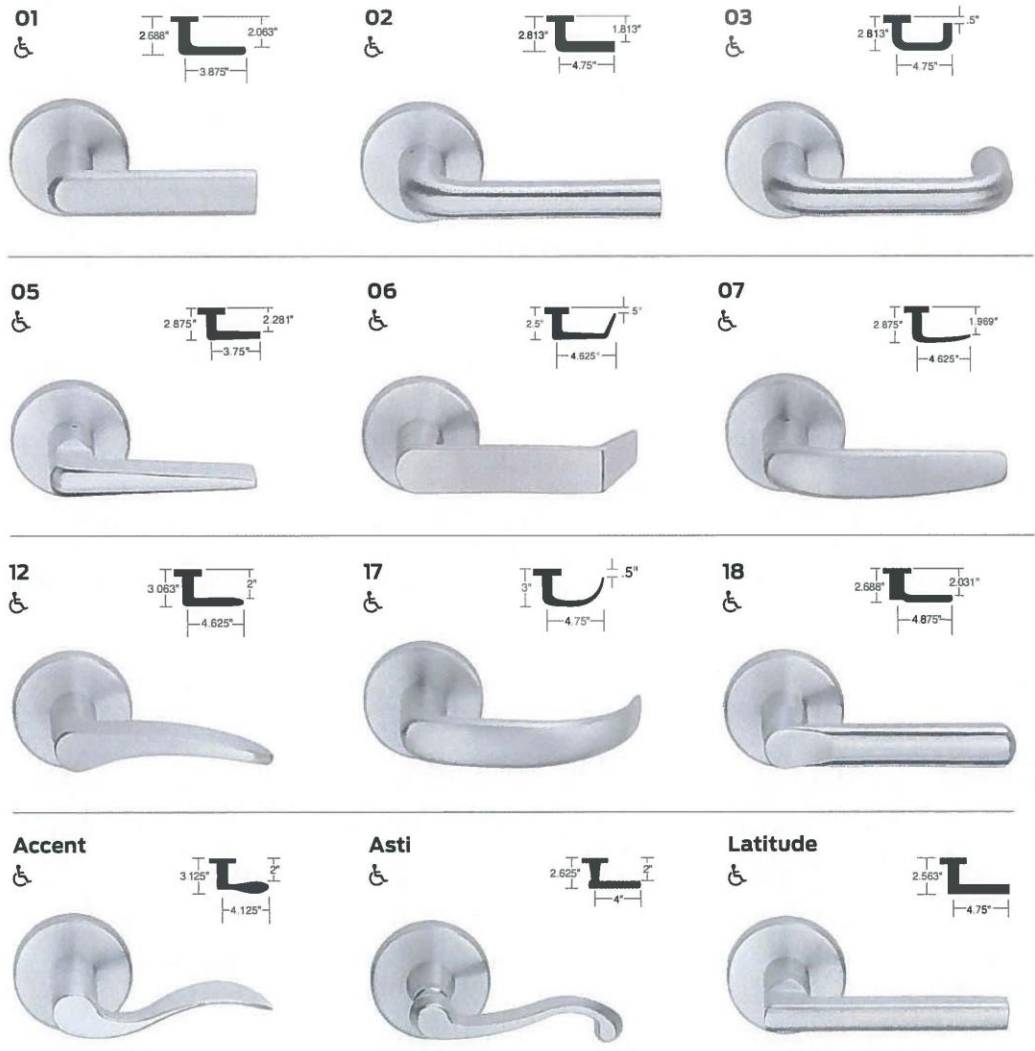
- Overview
- Key features
- Trims and finishes
- Mechanical
- Wired electrified
- Wireless electronic
- Multi-point
- Key systems and credentials
- Parts
- Ordering and specifications

EXHIBIT 22B: DOOR SECURITY HARDWARE – LOCK PLAN CUT SHEETS (CONT.)

Designs and finishes

The Standard Collection

The Standard Collection levers can be paired with exit devices and locks from our trusted Schlage and Von Duprin brands. And, they are built to the same exacting standards. Our Standard Collection levers offer a more traditional style that is appropriate for use in a number of commercial applications.



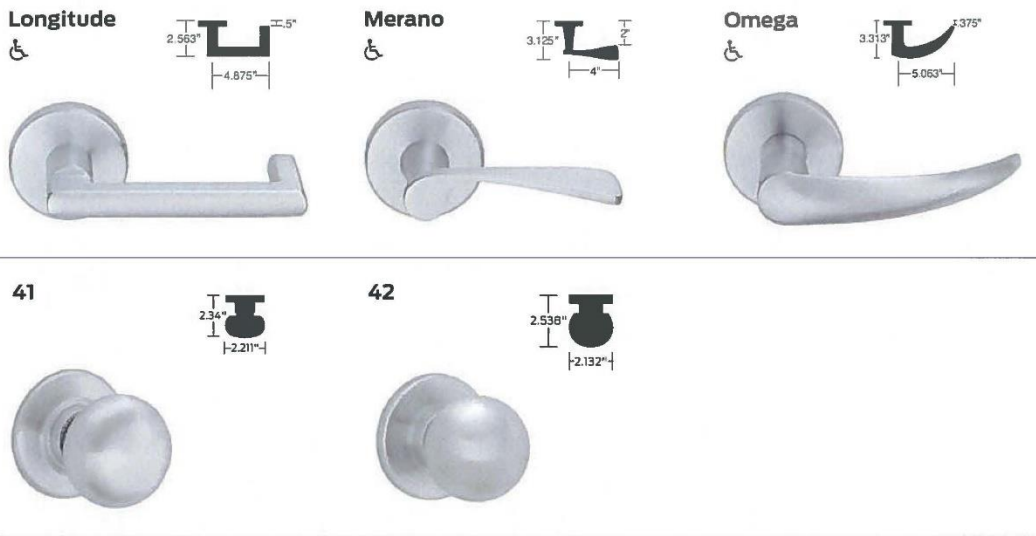
Note: Levers shown with Schlage L Series mortise "A" rose. Knobs shown with rose that is unavailable in the L Series. Additional rose and escutcheon designs available.

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EXHIBIT 22B: DOOR SECURITY HARDWARE – LOCK PLAN CUT SHEETS (CONT.)

Designs and finishes

The Standard Collection



L Series finish options

Color	Bright brass	Satin brass	Antique bronze	Satin bronze	Oil rubbed bronze	Satin nickel	Matte black	Bright chrome	Satin chrome	Bright stainless steel	Satin stainless steel	Aged bronze
ANSI/BHMA	605	606	609	612	613	619	622	625	626/ 626AM	629	630/ 630AM	643e
US	US3	US4	US5	US10	US10B	US15	US19	US26	US26D	US32	US32D	US11
Mechanical	■	■	■	◆*	◆*	■	■	■	■	■	■**	■
Wired electrified	■	■	■	◆*	◆*	■	■	■	■	■	■**	■
Wireless electronic	■	■	■	◆*	◆*	■	■	■	■	■	■**	■
Multi-point	■	■	■	◆*	◆*	■	■	■	■	■	■**	■

◆ Standard levers only
 * Not available on Latitude, Longitude, Accent, Asti, Merano
 **Not available on Accent, Asti, Merano

15 • Schlage • L Series

- Overview
- Key features
- Trims and finishes
- Mechanical
- Wired electrified
- Wireless electronic
- Multi-point
- Key systems and credentials
- Parts
- Ordering and specifications

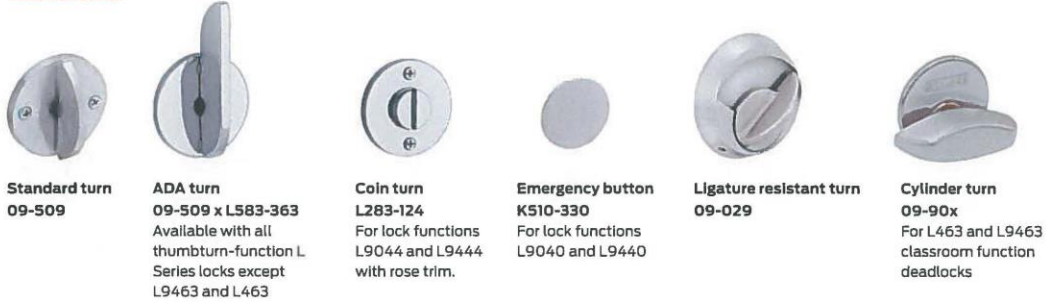
EXHIBIT 22B: DOOR SECURITY HARDWARE – LOCK PLAN CUT SHEETS (CONT.)

Trim and special accessories

Thumbturns and indicators

Choose from these variations of thumbturn locks that help you meet the demands of specialized projects.

Thumbturns



Standard turn
09-509

ADA turn
09-509 x L583-363
Available with all thumbturn-function L Series locks except L9463 and L463

Coin turn
L283-124
For lock functions L9044 and L9444 with rose trim.

Emergency button
K510-330
For lock functions L9040 and L9440

Ligature resistant turn
09-029

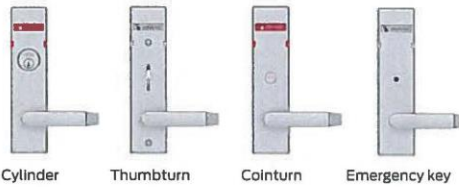
Cylinder turn
09-90x
For L463 and L9463 classroom function deadlocks

Indicators

The 180 degree visibility indicator offers unparalleled visibility and flexibility. The unique features of the indicator make it ideally suited for classroom security applications as well as traditional occupied/vacant applications.

- 2" x 1/2" display for easy viewing at a distance
- 180° window for visibility at any angle
- High-mount placement for quick assessment
- High contrast colors for ease of reading
- Available for over 30 functions, inside or outside of door (see Functions section for availability)
- Retrofit kit allows indicator upgrades to already installed L Series mortise locks
- Indicator text available in English or French

Nescutcheon Indicators



Sectional Indicators



	LOCKED	OCCUPIED	DO NOT DISTURB	
Inside trim	L283-711	L283-712	L283-713	L283-714
Outside trim	L283-721	L283-722	L283-723	L283-724

Legacy indicator



Hotel occupancy indicator
09-611
For lock function L9486P, used with A or B roses on section trim. Three available messages: "OCCUPIED", "DO NOT DISTURB" or "LOCKED".

EXHIBIT 22B: DOOR SECURITY HARDWARE – LOCK PLAN CUT SHEETS (CONT.)

Cylindrical lock comparison

ND mechanical



Applications

The Schlage ND is extremely versatile and is regularly used in healthcare, education, government, office, retail and other commercial applications.

With 31 mechanical functions, the ND's range spans from the simple (non-locking passage) to complex (double-cylinder security) to specialized (school time-out lock).

Because the ND uses an ANSI 161 door prep, commonly used across cylindrical locks, it is ideal for both new construction and retrofit applications.

Key features

- Significantly exceeds ANSI/BHMA A156.2 requirements for Grade 1 cylindrical locks
- 31 mechanical functions (see adjacent columns for wired electrified and electronic options)
- Nine lever designs, two rose designs
- 10 available finishes
- Supports standard, SFIC and FSIC cylinder formats
- Multiple key systems available – open, patented, restricted, geographic exclusive, UL437
- Support for 10 non-Schlage cores (see cylinder section)

1 NDE wireless electronic lock available in seven lever designs, one rose design, and nine finishes only.
2 Requires ENGAGE™ Gateway and alliance access control software.

ND wired electrified



Applications

Wired electrified locks complement the mechanical offering and are typically incorporated into a wired access control system or used independently with a remote access switch (e.g. switch behind a receptionist desk).

The electrified ND is ideally used in:

- high traffic areas, where line power ensures continuous operation
- new construction, where electrified door prep, hinges and wiring can easily be incorporated into the building

Key features

All mechanical features plus:

- auto-detecting 12-24VDC input
- selectable EL/EU operation
- low 0.23 amp max current draw that allows multiple locks on a single power supply
- low 0.010 amp holding current that eliminates "hot levers" in electrically locked applications
- modular Request to Exit (RX) that can be added at any time
- inventory friendly—one lock supports 12-24V, EL or EU, with or without RX
- six electrified functions for application flexibility

NDE wireless electronic



Applications

Wireless electronic locks complete the offering by delivering all of the access control system hardware components required at the door in a single integrated design.

NDE wireless lock applications include:

- retrofit applications where electronic credentials can be used for improved visibility and control
- new construction to expand the scope of access control to interior openings
- low to medium traffic areas, where battery power delivers long life

Key features

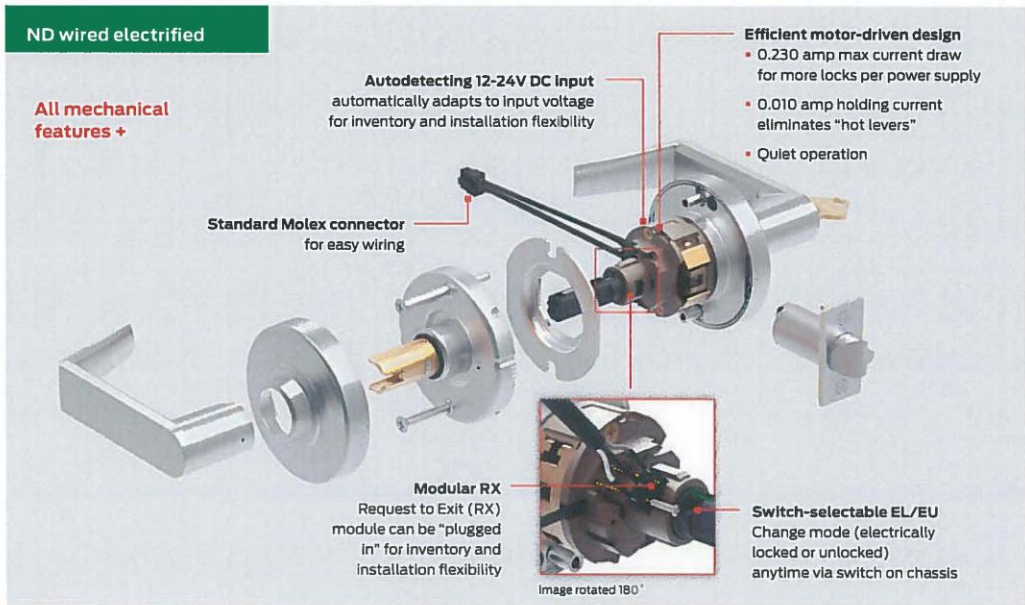
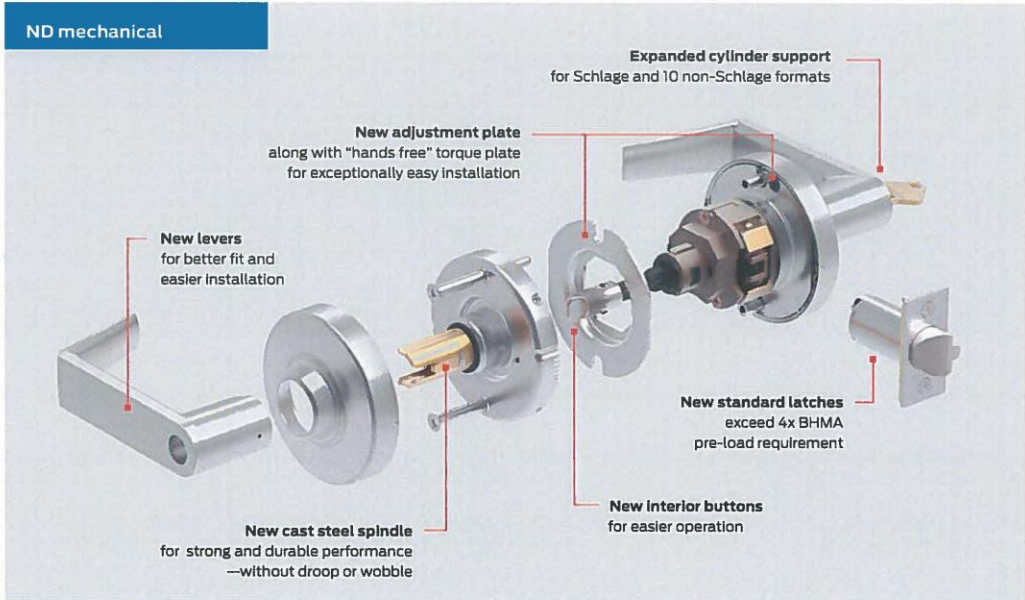
All mechanical features¹ plus:

- Fits standard ANSI 161L mechanical door prep
- Installs in minutes with only a Phillips screwdriver
- Integrated card reader, door position sensor and Request to Exit (RX) switch
- Built-in Bluetooth® enables wireless configuration from smart phones and tablets
- Built-in Wi-Fi enables automatic updates to access rights
- Capable of networked real-time communication²
- Up to 2 years of battery life (4 AA)

- Selection guide
- Key features
- Trims and finishes
- Mechanical
- Wired electrified
- Wireless electronic
- Keys and credentials
- Parts
- Specifications

EXHIBIT 22B: DOOR SECURITY HARDWARE – LOCK PLAN CUT SHEETS (CONT.)

A detailed look...



8 • Schlage • ND Series

EXHIBIT 22B: DOOR SECURITY HARDWARE – LOCK PLAN CUT SHEETS (CONT.)

Designs and finishes

Lever designs and finishes

<p>Athens (ATH)²</p> <p>Mechanical Wired electrified Wireless electronic</p>	<p>Sparta (SPA)^{1,2}</p> <p>Mechanical Wired electrified Wireless electronic</p>
<p>Rhodes (RHO)^{1,2}</p> <p>Mechanical Wired electrified NDE wireless electronic</p>	<p>Tubular (TLR)^{1,2}</p> <p>Mechanical Wired electrified Wireless electronic</p>
<p>Omega (OME)¹</p> <p>Mechanical Wired electrified Wireless electronic</p>	<p>Latitude (LAT)</p> <p>Mechanical Wired electrified Wireless electronic</p>
<p>Broadway (BRW)</p> <p>Mechanical Wired electrified Wireless electronic</p>	<p>Longitude (LON)</p> <p>Mechanical Wired electrified Wireless electronic</p>
<p>Boardwalk (BWK)</p> <p>Mechanical Wired electrified Wireless electronic</p>	<p>All levers comply with the Americans with Disabilities Act (ADA).</p> <p>1 Boardwalk, Longitude, Omega, Rhodes, Sparta and Tubular levers comply with California State code for return within 1/2" of door face.</p> <p>2 Athens, Rhodes, Sparta and Tubular levers support cylinders from other manufacturers, see cylinder section on page 24 for details.</p>

Finish options									
Color	Bright brass	Satin brass	Satin bronze	Oil rubbed bronze	Satin nickel	Matte black	Bright chrome	Satin chrome	Aged bronze
ANSI/BHMA number	605	606	612	613	619	622	625	626/626AM	643e
US number	US3	US4	US10	US10B	US15	US19	US26	US26D	US11
Mechanical	■	■	■	■	■	■	■	■	■
Wired electrified	■	■	■	■	■	■	■	■	■
Wireless electronic	■	■	■	—	■	■	■	■	■

Product information and specifications contained in this catalog are subject to change without notice. Please consult the factory.

10 • Schlage • ND Series

EXHIBIT 22B: DOOR SECURITY HARDWARE – LOCK PLAN CUT SHEETS (CONT.)

ND Series mechanical lock
Keyless function list

Legend		Schlage ANSI		Schlage ANSI	
		<p>ND10S F75</p> <p>Passage latch</p> <ul style="list-style-type: none"> Both levers always unlocked. 		<p>ND12D F89</p> <p>Exit lock</p> <ul style="list-style-type: none"> Outside lever always fixed. Inside lever always free for immediate egress. 	
		<p style="text-align: center;">Inside</p> <p style="text-align: center;">Available with RX</p>		<p style="text-align: center;">Outside Inside</p> <p style="text-align: center;">Available with RX</p>	
<p>Schlage ANSI</p> <p>ND25D -</p> <p>Exit lock</p> <ul style="list-style-type: none"> Blank plate outside. Inside lever always free for immediate egress. 	<p>Schlage ANSI</p> <p>ND40S F76</p> <p>Bath/bedroom privacy lock</p> <ul style="list-style-type: none"> Push-button locking. Unlocked from outside with a small screwdriver. Turn inside lever or close door to release button. Inside lever always free for immediate egress. 	<p>Schlage ANSI</p> <p>ND44S -</p> <p>Hospital privacy lock</p> <ul style="list-style-type: none"> Push-button locking. Unlocked from outside by turning emergency turn-button. Turn inside lever or close door to release button. Inside lever always free for immediate egress. 	<p>Schlage ANSI</p> <p>ND170 -</p> <p>Single dummy trim</p> <ul style="list-style-type: none"> Dummy trim for one side of door. Used for door pull or as matching inactive trim. 		
<p style="text-align: center;">Outside Inside</p>	<p style="text-align: center;">Outside Inside</p>	<p style="text-align: center;">Outside Inside</p>	<p style="text-align: center;">Outside/Inside</p>		

- Selection guide
- Key features
- Trims and finishes
- Mechanical
- Wired electrified
- Wireless electronic
- Keys and credentials
- Parts
- Specifications

EXHIBIT 22B: DOOR SECURITY HARDWARE – LOCK PLAN CUT SHEETS (CONT.)

ND Series mechanical lock
Keyed function list









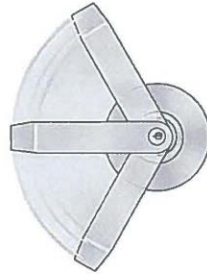
<p>Schlage ANSI</p> <p>ND50PD F82</p> <p>Entrance/office lock</p> <ul style="list-style-type: none"> • Push-button locking. • Push-button locks outside lever until it is unlocked with key or by turning inside lever. • Inside lever always free for immediate egress. <p>Outside Inside</p> 	<p>Schlage ANSI</p> <p>ND53PD F109</p> <p>Entrance lock</p> <ul style="list-style-type: none"> • Turn/push-button locking: Pushing and turning the button locks the outside lever, requiring use of a key until the button is manually unlocked. • Push-button locking: Pushing button locks outside lever until unlocked by key or by turning the inside lever. • Inside lever always free for immediate egress. <p>Outside Inside</p> 	<p>Schlage ANSI</p> <p>ND60PD F88</p> <p>Vestibule lock</p> <ul style="list-style-type: none"> • Latch retracted by key from outside when outside lever is locked by key in inside lever. • Inside lever always free for immediate egress. <p>Outside Inside</p> 	<p>Schlage ANSI</p> <p>ND66PD F91</p> <p>Store lock†</p> <ul style="list-style-type: none"> • Key in either lever locks or unlocks both levers. <p>Outside Inside</p> 
<p>Schlage ANSI</p> <p>ND70PD F84</p> <p>Classroom lock</p> <ul style="list-style-type: none"> • Outside lever locked and unlocked by key. • Inside lever always free for immediate egress. <p>Outside Inside</p> 	<p>Schlage ANSI</p> <p>ND73PD F90</p> <p>Corridor lock</p> <ul style="list-style-type: none"> • Locked or unlocked by key from outside. • Push-button locking from inside. • Turn inside lever or close door to release button. • When outside lever is locked by key it can only be unlocked by key. • Inside lever always free for immediate egress. <p>Outside Inside</p> 	<p>Schlage ANSI</p> <p>ND75PD -</p> <p>Classroom security lock</p> <ul style="list-style-type: none"> • Key in either lever locks or unlocks outside lever. • Inside lever always free for immediate egress. <p>Outside Inside</p> 	<p>Schlage ANSI</p> <p>ND80PD F86</p> <p>Storeroom lock</p> <ul style="list-style-type: none"> • Outside lever is fixed. • Entrance by key only. • Inside lever always free for immediate egress. <p>Outside Inside</p>  <p>Available with RX</p>

EXHIBIT 22B: DOOR SECURITY HARDWARE – LOCK PLAN CUT SHEETS (CONT.)

**ND Series mechanical lock
Vandlgard™ function list**

Vandlgard™ trim is specifically designed for highly abusive environments. The outside lever rotates freely up and down when locked, limiting the ability of vandals to apply excessive force to the chassis



Schlage	ANSI	Schlage	ANSI
ND91PD	F82	ND92PD	F109

Entrance/office lock

- Push-button locking.
- Push-button disengages outside lever until unlocked with key or by turning inside lever.
- Vandlgard allows outside spindle to disengage from latch when locked.
- Inside lever always free for immediate egress.

Entrance lock

- Turn/push-button locking: Pushing and turning button disengages outside lever, requiring using of key until button is manually unlocked.
- Push-button locking: Pushing button disengages outside lever until unlocked by key or by turning inside lever.
- Vandlgard allows outside spindle to disengage from latch when locked.
- Inside lever always free for immediate egress.

Outside Inside



Outside Inside



Schlage	ANSI
ND93PD	F88

Vestibule lock

- Latch retracted by key from outside when outside lever is disengaged by key in inside lever.
- Vandlgard allows outside spindle to disengage from latch when locked.
- Inside lever always free for immediate egress.

Outside Inside



Schlage	ANSI
ND94PD	F84

Classroom lock

- Outside lever disengaged and unlocked by key.
- Vandlgard allows outside spindle to disengage from latch when locked.
- Inside lever always free for immediate egress.

Outside Inside



Schlage	ANSI
ND95PD	-

Classroom security lock

- Key in either lever locks or unlocks outside lever.
- Vandlgard allows outside spindle to disengage from latch when locked.
- Inside lever always free for immediate egress.

Outside Inside



Schlage	ANSI
ND96PD	F86

Storeroom lock

- Outside lever always disengaged.
- Entrance by key only.
- Vandlgard allows outside spindle to disengage from latch when locked.
- Inside lever always free for immediate egress.

Outside Inside



Available with RX

EXHIBIT 22B: DOOR SECURITY HARDWARE – LOCK PLAN CUT SHEETS (CONT.)

Cylinders and key systems

A strong lock is only part of the security solution—proper key control is equally important. Schlage offers extensive options to meet the security needs of the specific project.

Cylinders



Conventional KIL cylinder options¹

- 6-pin length (standard)
- 7-pin length in SL cylinder
- Available in Schlage Classic and Everest 29™ open and restricted keyways
- Primus® XP security features and geographic exclusivity
- Primus XP UL 437 listed high security features
- Hotel cylinder (for use in faculty restroom function)



Full size interchangeable core (FSIC) options¹

- 6-pin length
- Available in Schlage Classic and Everest 29 open and restricted keyways
- Interchangeable core compatible with conventional cylinder key systems
- Primus XP security features and geographic exclusivity



Small format interchangeable core (SFIC) options²

- 7-pin combined Everest 29 R restricted keyways³
- 6 or 7-pin uncombined Falcon®/Best® keyways⁴

¹ Available in 606, 622, 626 and 643 plug face finishes. Everest 29 S123 keyway standard.

² Available 606, 613 (simulated), 622, 626 and 643e finish only.

³ Restricted keyway cores require authorization from the end user.

⁴ Must be ordered separately from lock; not available factory keyed.

Key systems

Classic keyway

- Open keyway—keys are duplicated and available without ordering formalities
- Upgradeable to Primus XP and UL 437 levels of security

Everest 29

- Patented through 2029
- Key duplication is restricted providing a higher level of security for the cylinder
- Can be integrated to an existing Everest B, C, or D system
- Upgradeable to Primus XP and UL 437 levels of security

Primus XP

- Independent, dual locking mechanisms
- Unique side bit milling on key makes unauthorized duplication highly enforceable
- Allows creation of geographically exclusive keys in a thousand available combinations
- Provides patent protection when applied to Schlage Classic keyways
- Compatible to all Everest and Everest 29 keyways

Everest 29 SL

- A high security conventional (KIL) cylinder pinned on an A2 system compatible with the Schlage Everest B and Everest 29 R keyways
- Users can expand existing Everest B and Everest 29 R key systems
- Enables Primus XP and UL 437 upgrades on SFIC keyways



EXHIBIT 22B: DOOR SECURITY HARDWARE – LOCK PLAN CUT SHEETS (CONT.)

B Series at a glance

B250 • B500 • B600/700/800

B250 Series: Grade 2 deadlatch

B500 Series: Grade 2 deadlock

B600 Series: Grade 1 deadlock

B700 Series: Grade 1 deadlock w/Primus® XP controlled access cylinder

B800 Series: Grade 1 deadlock w/Primus XP high security cylinder, UL437 rated

Functions

Product	ANSI	Deadbolt functions								Deadlatch functions	
		Single cylinder deadbolt	Double cylinder deadbolt	Classroom deadbolt	Door bolt occupancy indicator	Door bolt	Door bolt with trim	Cylinder only deadbolt	Cylinder only X blank plate deadbolt	Single cylinder deadlatch	Double cylinder deadlatch
Interior		Thumbturn	Keyed	Thumbturn	Thumbturn	Thumbturn	Thumbturn	No trim	Blank plate	Thumbturn	Keyed
Exterior		Keyed	Keyed	Keyed	Indicator	No trim	Blank plate	Keyed	Keyed	Keyed	Keyed
B250	Grade 2									B250PD	B252PD
B500	Grade 2	B560P	B562P	B563P	B571	B580	B581		B561P		
B600	Grade 1	B660P	B662P	B663P		B680		B664P	B661P		
B700	Grade 1	B760P	B762P	B763P				B764P	B761P		
B800	Grade 1	B860P	B862P	B863P				B864P	B861P		

Finishes



* Finish not available on B250

e = an equivalent finish to the BHMA standard.

ADA-compliant products

In compliance with the American National Standards Institute (ANSI A117.1) and the Americans with Disabilities Act (ADA), Schlage Lock Company offers a wide selection of locks designed for the needs of the physically challenged. This act is designed to provide protection for people with disabilities.

Product information and specifications contained in this catalog are subject to change without notice. Please consult the factory.

Schlage • B Series • 5

EXHIBIT 22B: DOOR SECURITY HARDWARE – LOCK PLAN CUT SHEETS (CONT.)

Deadbolt designs

B600 Series

Schlage's toughest heavy duty Grade 1 commercial deadbolt.

Furnished with conventional cylinder standard.

Also available with full size interchangeable core cylinder or small format interchangeable core (SFIC) cylinder.

Requires 2 1/8" (54mm) prep. UL10B and UL 10C listing standard for auxiliary lock on A label fire doors. Not all functions available as fire rated auxiliary locks. See function charts for required cross bore dimensions.



B700 Series

Same lock as B600 Series but furnished with Primus XP controlled access cylinder for patented key control, geographical exclusivity and resistance to picking and impressioning. Also available with Primus XP full size interchangeable core cylinder.



B800 Series

Same lock as B700 Series but Primus XP high security cylinder is UL437 listed to resist drilling and other forms of physical attack. Not available in interchangeable core.

All designs shown in 626 satin chrome



EXHIBIT 22B: DOOR SECURITY HARDWARE – LOCK PLAN CUT SHEETS (CONT.)

Full size interchangeable core (FSIC) 8

Schlage interchangeable core (IC) locksets allow immediate rekeying at the door simply by using the special control key to replace the core in seconds.

B250 Series
Finishes: 605, 606, 609, 612, 613, 622, 625, 626



B500 Series
Finishes: 605, 606, 609, 612, 613, 619, 622, 625, 626, 643e



B600/700/800 Series
Finishes: 605, 606, 609, 612, 613, 619, 622, 625, 626, 643e



Available in B250, B500, B600 and B700 Series, full size interchangeable cores can be integrated into any 5 or 6-pin Schlage key with no adverse affects on keying capacity. (Available 6-pin only from Factory).

Full size interchangeable cores and housings - options

- Conventional core
- Primus XP core

Cores available 606, 622, 626, and 643e finish only. Everest 29 S123 keyway standard.

Full size core



Small format interchangeable core (SFIC) 8

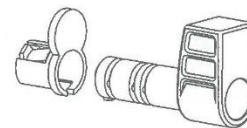
Available in B500 and B600 Series, the small format IC option is designed for Schlage Everest 29 R Family restricted keyway cores and is also completely compatible with Best®, Falcon, and other small format cores.

- 7-pin uncombined Everest 29 R family restricted keyways
- 7-pin combined Everest 29 R family restricted keyways
- 6-pin uncombined Falcon / Best keyways
- 7-pin uncombined Falcon / Best keyways
- Disposable plastic construction core

Small format core



Disposable construction core



80-033 and 80-043 cores are available in Best A, B, C, D, DD, E, F, G, H, J, K, L, N, O, R, TB and TD keyways. Specify keyway by suffixing "B" to keyway letter, e.g. "AB".

80-036 and 80-037 restricted keyway cores require a letter of authorization from the end user. Schlage assigns the keyway when establishing new Everest 29 restricted key systems.

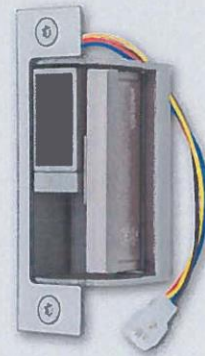
Schlage · B Series · 23

EXHIBIT 22B: DOOR SECURITY HARDWARE – LOCK PLAN CUT SHEETS (CONT.)

VON DUPRIN

6400 Series

Modular strike for mortise and cylindrical locksets



Overview

The 6400 electric door strike from Von Duprin is designed to be modular and highly configurable to fit nearly any mortise or cylindrical lock. This versatile strike allows the installer to insert and lock-in the deadbolt keeper or plug and deadlatch ramp anywhere within its 3¹/₈" vertical opening to fit the latch position and functional needs. This, combined with a 1¹/₈" horizontal adjustment, makes this easy-to-install design a good fit for installations where misalignment or a tight fit may be a problem.

As a 3-hour UL 10C listed strike, the 6400 Series is intended as a fail-secure only solution for fire-rated openings. Its durability and quality are shown by its grade 1 certification as a heavy-duty stainless steel strike with over 2,000,000 endurance cycles.

Use it as a time-saving, "go to" strike. The 6400 comes ready for use with prewired plug-in connectors for 12 or 24 VDC voltage that can be changed over to 12 or 24 VAC without a converter kit, two faceplates – one each for offset and centerline locks as well as a trim filler plate, mounting tabs and shims and a self-adhesive template for frame cuts. An optional "plug in" latchbolt monitor is also available and can be added in the field at any time after installation.

Features and benefits

- Modular design fits cylindrical and nearly any mortise lock
- Heavy-duty stainless steel construction in BHMA 630 satin finish
- Vertical adjustments allow for alignment with a wide variety of mortise locks with offset latches
- Horizontal adjustment of up to 1¹/₈" improves fit on tight door preps
- Can accommodate up to 1" deadbolt (for night latch only)
- Field selectable voltage 12 or 24VDC and 12 to 24VAC
- Plug-in voltage connectors are included for ease of installation and removal during strike servicing
- Optional plug-in latchbolt monitor can be added in the field
- Non-handed, unique internal solenoid design prevents keeper from heating up
- Low current draw (0.19 amps @ 24 VDC)
- Suitable for interior and exterior doors
- 3-hour fire-rated to UL 10C (fail secure only)
- UL 1034 listed for burglary-resistant electric door strikes
- UL 294 listed for access control system
- CSFM California State Fire Marshal listed
- ANSI/BHMA A156.31, Grade 1 certified
- Static strength: 1500 lbs
- Dynamic strength 70 ft-lbs
- Endurance 2,000,000 cycles

EXHIBIT 22B: DOOR SECURITY HARDWARE – LOCK PLAN CUT SHEETS (CONT.)

Lockset compatibility

Vertical adjustment of the deadbolt keeper or deadlatch ramp allows for alignment with a wide variety of mortise locks with offset latches. Accommodates up to 1" deadbolt* Up to 1/8" horizontal adjustment for misaligned frames.

* Night-latch function only, bolt will not release

Wiring Instructions

Use the appropriate wire harness supplied.

- 12V for 12VDC & 12-24VAC
- 24 for 24VDC only

Attach the red wire to (+) positive of the power supply. Attach the black wire to the (-) negative of the power supply. If using AC power, polarity is not observed.

Note: If a suppression diode is required for access control, observe proper polarity.

Latch monitor wires

- Black = Common (C)
- Blue = Normal Close (NC)
- Orange = Normal Open (NO)

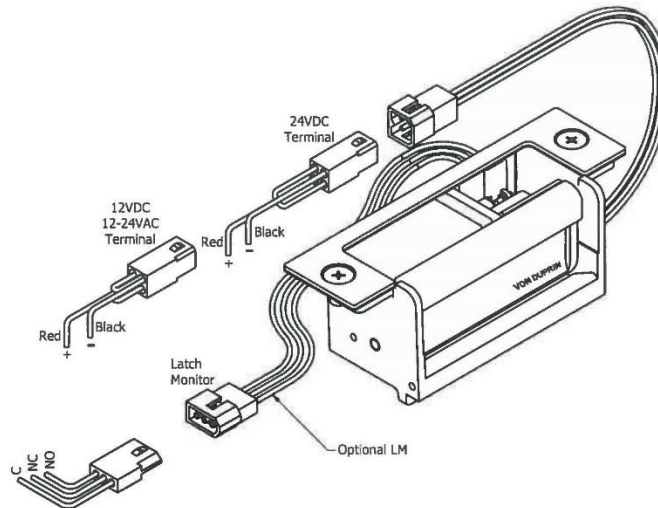
6400 Series power requirements

Model	Mode	Voltage	Duty	Sound	Amps ¹	Ohms ²
6400	Fail-locked	12 VDC	Continuous	Silent	.375	37
6400	Fail-locked	24 VDC	Continuous	Silent	.190	148
6400	Fail-locked	12-24 VAC	Intermittent	Buzz	.280 - .565	37

Intermittent duty = Energized less than 1 min. with duty ratio 1:5; Continuous duty = Energized 1 min. or more.

¹ Ratings are based on maximum current draw at +10°C and include initial power-up current draw.

² Nominal resistance at +25°C +/- 7% tolerance.



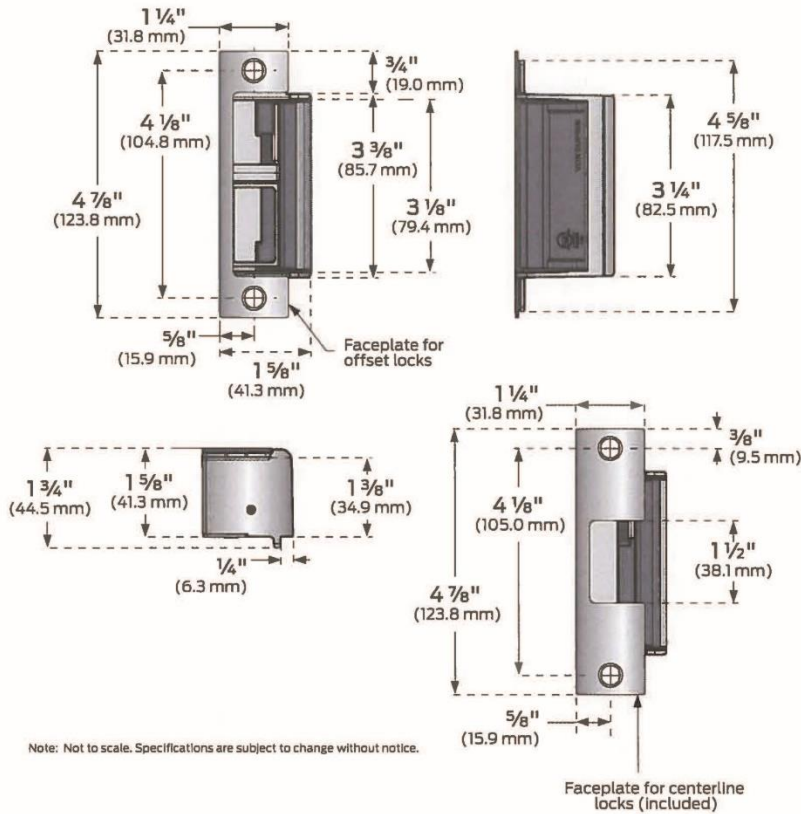
Model specifications

Model number	6400
Latchbolt throw	3/4" (Also accommodates 1" deadbolt as a nightlatch only - no release)
Face plate length	4 7/8" (Includes two face plates: Centerline and Off-set latch entries)
Backbox depth	1 3/4"
Finish	US 32D/BHMA 630
Lockset	Cylindrical, mortise, mortise exit
Number of doors	Single
Door/frame type	Hollow metal, aluminum & wood
Options	2 Rectifier kits: <ul style="list-style-type: none"> ▪ S012 Converts 12 VAC voltage to 12 VDC to operate the solenoid ▪ S024 Converts 24 VAC voltage to 24 VDC to operate the solenoid EB (Entry Buzzer)
Certifications/ Listings	ANSI/BHMA A156.31 Grade 1, 3-hour fire rated to UL 10C (FSE only), UL 1034, UL 294, CSFM
Application notes	Modular electric strike ideal for aftermarket applications. Fail-secure only for fire-rated openings.

Von Duprin • 6400 Series

EXHIBIT 22B: DOOR SECURITY HARDWARE – LOCK PLAN CUT SHEETS (CONT.)

Dimensions



Ordering information

6400-S024-EB

Model	Rectifier kit*	Buzzer*
1	2	3

* Optional

Selections correspond with the numbers above

1	Model
6400	Modular Strike
2	Rectifier kit (optional)
S012	Converts 12 VAC voltage to 12 VDC to operate the solenoid
S024	Converts 24 VAC voltage to 24 VDC to operate the solenoid
3	Buzzer (optional)
EB	Entry buzzer

Accessories

- LM6400 Latchbolt monitor - indicates when door is latched (ships separately)

Standard features

- Power failure mode: Fail-secure only (FSE)
- Voltage: Field selectable 12 or 24 VDC and 12 or 24 VAC voltage
- Finish: Stainless steel, satin (BHMA 630/US 32D)
- Centerline and offset face plates included
- Also includes: two plug-in voltage connectors, self-adhesive template for frame cuts, trim filler plate, mounting tabs and shims, as well as tamper-resistant screws with a security driver bit

Von Duprin • 6400 Series

EXHIBIT 22B: DOOR SECURITY HARDWARE – LOCK PLAN CUT SHEETS (CONT.)

END OF EXHIBITS

FIELD OFFICE PROGRAMMING DOCUMENT

PROJECT NAME: Ft. Pierce/Port St. Lucie Field Office

DATE: February 7, 2018

PROJECT NUMBER:

PREPARED BY: Nancee Johnson

POSITION/FUNCTION	SQ.FT.	QTY.	TOTAL	OPEN PRIVATE SHARED WAREHOUSE	ADJACENCIES	NOTES
Criminal Enforcement (CE)						
Resident Agent in Charge (RAC)	250	1	250	OFFICE		
Investigative Assistant (IA)	72	1	72	OFFICE	16 total employees	
Special Agent (SA)	48	7	336	OFFICE		
Task Force Officer (TFO)	48	3	144	OFFICE		
Industry Operations (IO)						
Area Supervisor (AS)	250	1	250	OFFICE		
Industry Operations Investigator (IOI)	48	2	96	OFFICE		
Investigative Assistant (IA)	72	1	72	OFFICE		
TOTAL OFFICE SPACE			1,220 plus 488 circulation = 1708			
Equipment Storage (Lockers)	15	14	210	SPECIAL - ST1		15 sq. ft. per Agent or IOI
General Supply (CE)	160	1	160	SPECIAL - ST1		
General Supply (IO)	160	1	160	SPECIAL - ST1		
TOTAL SPECIAL SPACE - S1			530 plus 212 circulation = 742			
Secured Foyer	100	1	100	SPECIAL - S3		
LAN Room	100	1	100	SPECIAL - S3		
Interview Room	100	1	100	SPECIAL - S3		
Processing Room	100	1	100	SPECIAL - S3		
Secured File Room (CE)	160	1	160	SPECIAL - S3		
Secure File Room (IO)	160	1	160	SPECIAL - S3		
Secured Evidence Room (CE)	450	1	450	SPECIAL - S3		
Industry Operations Research Room	150	1	150	SPECIAL - S3		If in a Industry Operations Field Office
Breakroom	200	1	200	SPECIAL - S3		
TOTAL SPECIAL SPACE - S3			1,520 plus 608 circulation = 2128			
Conference Room	300	1	300	SPECIAL - SP5		
TOTAL SPECIAL SPACE - S5			300 plus 120 circulation = 420			
Parking Spaces		14				

LESSOR: _____ GOVERNMENT: _____

FIELD OFFICE PROGRAMMING DOCUMENT

PROJECT NAME: Ft. Pierce/Port St. Lucie Field Office

DATE: February 7, 2018

PROJECT NUMBER:

PREPARED BY: Nancee Johnson

POSITION/FUNCTION	SQ.FT.	QTY.	TOTAL	OPEN PRIVATE SHARED WAREHOUSE	ADJACENCIES	NOTES
SUB-TOTAL			3,570			
CIRCULATION	40%		1,428			
TOTAL USABLE SQ. FOOTAGE			4,998			

SECURITY REQUIREMENTS - FACILITY SECURITY LEVEL II

THESE PARAGRAPHS CONTAIN ADDITIONAL SECURITY REQUIREMENTS, AND, UNLESS INDICATED OTHERWISE, ARE TO BE PRICED AS PART OF THE BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC).

NOTE THAT ITEMS IDENTIFIED AS “SHELL *” REPRESENT A LESSOR’S OBLIGATIONS OR THE GOVERNMENT’S RIGHTS AND ARE NOT NECESSARILY ITEMS TO BE CONSTRUCTED.

DEFINITIONS:

Definitions are the same as those used in the Lease unless re-defined in these Security Requirements.

CRITICAL AREAS - The areas that house systems that if damaged 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 which could be located outside Government-controlled space).

DESIGN-BASIS THREAT – The Design-Basis Threat (DBT) is the profile and estimate of the threats to a Government facility across a range of specific undesirable events, and serves as the basis for determining appropriate security standards. The Lessor’s technical consultant(s) shall work in conjunction with the Government, including the Federal Protective Service (FPS), to apply the DBT to the post-award risk assessment. The risk assessment identifies recommended countermeasures and security design features that achieve the minimum baseline level of protection for a particular facility. The baseline level of protection may be further customized to address facility-specific conditions. The Lessor is responsible for providing countermeasure provisions outlined in this FSL document, as well as for additional items identified during the post-award risk assessment. Any additional countermeasures identified during this assessment shall be priced as BSAC.

I. FACILITY ENTRANCES, LOBBY, COMMON AREAS, NON-PUBLIC, AND UTILITY AREAS.

A. FACILITY ENTRANCES AND LOBBY

1. EMPLOYEE ACCESS CONTROL AT ENTRANCES (SHELL)

The Lessor shall provide key or Physical Access Control System (PACS) for the entrance to this building and to doors identified by the Government as employee entrance doors. All Government employees, under this lease, shall be allowed access to the leased space (including after-hours access).

B. SCREENING REQUIREMENTS

1. ACCOMODATION OF RETAIL/MIXED USE SPACE (SHELL)

The Lessor shall accommodate publicly accessible retail and mixed uses through such means as separating entryways.

C. COMMON AREAS, NON-PUBLIC, AND UTILITY AREAS.

1. PUBLIC RESTROOM ACCESS (SHELL)

The Government reserves the right to control access to public restrooms within Government controlled Space.

2. SECURING CRITICAL AREAS (SHELL)

The Lessor shall secure areas designated as Critical Areas to restrict access to authorized personnel only, and post signage accordingly:

- a. At a minimum, the Lessor shall secure building common areas such as mechanical and janitorial areas, sprinkler rooms, electrical closets, telecommunications rooms, and janitor closets. Utility, mechanical, electrical, and telecom rooms shall be secured with high-security (UL437) locks. Keyed locks, PACS card reader, or similar security measures shall strictly control access to Critical Areas. Additional controls for access to keys, PACS, and key codes shall be strictly maintained.
- b. Roofs with HVAC systems and access to interior space from the roof shall also be secured with high-security (UL437) locks. Roof access shall be strictly controlled through keyed locks, PACS card reader, or similar measures. Fire and life safety egress shall be carefully reviewed when restricting roof access.
- c. In addition, Lessor shall protect the ventilation equipment and system controls from unauthorized access.

3. VISITOR ACCESS CONTROL (SHELL)

Entrances are open to the public during business hours. After hours, visitor entrances are secured, and have a means to verify the identity of persons requesting access prior to allowing entry into the Premises.

4. PUBLIC SPACE RESTRICTIONS WITH PRIMARY VERTICAL LOAD MEMBERS

The Government reserves the right to remove this countermeasure requirement, post-award, based on building-specific conditions. For measurement purposes, standoff shall be considered building support space and not ABOA.

- a. **RESTRICT CONTACT FROM PUBLIC AREAS WITH PRIMARY VERTICAL LOAD MEMBERS:** For partitions separating public space from federal space, the Lessor shall use construction materials which have inherent ductility, and which are able to respond to load reversals. Alternatively, the Lessor can use a minimum standoff of at least 100 mm (4 inches).

- b. **RESTRICT CONTACT FROM MAIL AREA WITH PRIMARY VERTICAL LOAD MEMBERS:** In the partitions that separate public mail screening and receiving areas from federal tenants, the Lessor shall use construction materials which have inherent ductility, and which are able to respond to load reversals. Alternatively, the Lessor can use a minimum standoff of at least 150 mm (6 inches).

II. INTERIOR (GOVERNMENT SPACE)

A. IDENTITY VERIFICATION (SHELL)

The Government reserves the right to verify the identity of persons requesting access to the Government-controlled Space prior to allowing entry.

B. 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.

III. SITES AND EXTERIOR OF THE BUILDING

A. SIGNAGE

1. 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.

2. POSTING OF REGULATORY SIGNAGE (SHELL)

The Government may post or request the Lessor to post regulatory, statutory, sensitive areas and site-specific signage.

B. LANDSCAPING AND ENTRANCES

1. LANDSCAPING REQUIREMENTS (SHELL)

Landscaping shall be neatly trimmed to minimize the opportunity for concealment of individuals, packages/containers, and parking areas. If Landscaping exists, the Lessor shall provide trees, hedges, berms, or any combination of these to create buffer zones to separate public areas and other functions. Landscaping shall not obstruct the views of security guards and Video Surveillance System (VSS) cameras or interfere with lighting or Intrusion Detection System (IDS) equipment.

2. HAZMAT STORAGE (SHELL)

Where applicable, Lessor shall locate HAZMAT storage in a restricted area or storage container away from loading docks, entrances, and uncontrolled parking.

3. PLACEMENT OF RECEPTACLES, CONTAINERS, AND MAILBOXES (SHELL)

Trash receptacles, containers, mailboxes, FedEx-UPS boxes, vending machines, or other fixtures and/or features that could conceal packages, briefcases, or other portable containers shall be located away from building exterior and entry points.

C. PARKING

1. PUBLIC ACCESS TO GOVERNMENT PARKING AREAS (SHELL)

Lessor shall designate Government employee and visitor parking areas.

IV. SECURITY SYSTEMS

A. Security System Testing and Maintenance Criteria: The Government in consultation and coordination with a security provider, either internal or external, as determined by the Lease Contracting Officer, and the Government security representative shall implement a testing and preventive maintenance program for all security systems the Lessor has installed. Testing must be based on established, consistent, agency-specific protocols, to be determined at the time of design. All testing shall be documented. Operational performance testing shall be conducted annually and functional testing shall be conducted more frequently, as determined by the Government. Components which fail, either during testing or throughout the life of this lease shall be repaired or replaced by the Lessor within a reasonable timeframe as determined by the Government. Any critical component that becomes inoperable must be replaced or repaired by the Government within five business days. Critical components are those required to provide security (IDS, VSS, PACS, etc.) for a perimeter access point or critical area. "Replacement" may include implementing other temporary measures in instances where the replacement or repair is not achievable within the specified time frame (e.g. a temporary barrier to replace an inoperable pop-up vehicle barrier, etc.). Failure by the Lessor to provide sufficient replacement measures within the timeframe identified above may result in the Government providing guard service, the cost of which must be reimbursed by the Lessor.

B. VIDEO SURVEILLANCE SYSTEM

LESSOR PROVIDED DESIGN, INSTALLATION, AND GOVERNMENT MAINTENANCE

The lessor shall design and install a Video Surveillance System (VSS) as described in this section. The VSS system will support the entry control system (at personnel entrances and exits to the space), with time lapse video recording and digital image storage, that will allow Government employees to view and communicate remotely with visitors before allowing access to the Space. As determined by the Government the VSS system shall provide unobstructed coverage of designated pedestrian entrances and exits. Technical review of the proposed system shall be coordinated with the Government security representative, at the direction of the Contracting Officer, prior to completion of the CD's, as well as prior to installation. VSS system testing,

and acceptance shall be conducted by the Government prior to occupancy. The VSS system shall comply with the Architectural Barriers Act, section F230.0. The Government will centrally monitor the VSS system. Government specifications are available from the Lease Contracting Officer. VSS system components which fail or require maintenance, or which fail during testing should be serviced in accordance with the Security System Maintenance Criteria listed above.

The Lessor shall comply with FAR 52.204-25: Prohibition on Contracting for Certain Telecommunications and Video Surveillance Services or Equipment (Aug 2020). See https://www.acquisition.gov/far/part-52#FAR_52_204_25.

C. INTRUSION DETECTION SYSTEM

LESSOR PROVIDED DESIGN, INSTALLATION, AND GOVERNMENT MAINTENANCE

The Lessor shall design and install an Intrusion Detection System (IDS) as described in this section. The Government requires an IDS, which will cover perimeter entry and exit doors, and operable ground-floor windows. Basic Security-in-Depth IDS components 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. Technical review of the proposed system shall be coordinated with the Government security representative, at the direction of the Lease Contracting Officer, prior to completion of the CDs, and prior to installation. System testing and acceptance shall be conducted by the Government prior to occupancy.

Basic Security-in-Depth IDS shall be connected to and monitored at a central station operated by the Department of Homeland Security Mega Center. Emergency notification lists shall be coordinated with the monitoring station to include all applicable Government and lessor points of contact, including law enforcement (Federal Protective Service and facility security force). Monitoring shall be designed to facilitate a real-time detection of an incident, and to coordinate an active response to an incident. The Lessor must complete the Mega Center Alarm Requirements (MAR) application process specified by the Government to meet the monitoring requirements for a functional IDS. The Government creates an FPS monitoring account and works with the Lessor to complete the Mega Center Alarm Requirement (MAR) in conjunction with the installing security vendor. Components which fail or require maintenance, or which fail during testing shall be serviced in accordance with the Security System Maintenance Criteria listed above.

D. DURESS ALARM

LESSOR PROVIDED DESIGN, INSTALLATION, AND GOVERNMENT MAINTENANCE

The Lessor shall design and install a duress alarm system. Technical review shall be coordinated with the Government security representative, at the direction of the Contracting Officer, prior to completion of the CDs, as well as prior to installation. System testing and acceptance shall be conducted by the Government prior to occupancy. This system shall comply with the Architectural Barriers Act, section F230.0.

The Lessor in consultation and coordination with the security provider and Government shall conduct security system performance testing annually. Testing must be based on established, consistent agency-specific protocols, documented and furnished to the Contracting Officer. Components which fail or require maintenance, or which fail during testing should be serviced in accordance with the Security System Maintenance Criteria listed above.

E. 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 PACS panel, VSS components, controllers, and cabling shall be secured from unauthorized physical and logical access.

V. STRUCTURE

NOTE: FOR ADDITIONAL BLAST RESISTANT MEASURES REQUIRED IN NEW LEASE CONSTRUCTION PROJECTS, REFER TO LEASE PARAGRAPH "SECURITY FOR NEW CONSTRUCTION".

A. WINDOWS

LOCK GROUND FLOOR WINDOWS

If a Government tenant occupies ground floor space in the Building, the Lessor shall provide a means to lock all operable, ground floor windows with secure latches. As part of BSAC, any operable, ground floor windows shall be monitored via IDS.

B. BUILDING SYSTEMS

1. EMERGENCY GENERATOR PROTECTION (T.I.)

If an emergency generator is required by the Government, the Lessor shall locate it, either pre-existing or installed as part of Tenant Improvements, 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. Alternatively, if the 25 foot distance cannot be achieved, Lessor shall protect utilities in accordance with the post-award DBT analysis through a combination of standoff, hardening, and venting methods.

2. SECURING AIR INTAKE GRILLES

Lessor shall secure all accessible air intake grills from tampering or removal. Whenever possible, locate outdoor air intakes at least 30 feet above grade, and preferably at roof level.

VI. OPERATIONS AND ADMINISTRATION

A. FACILITY SECURITY COMMITTEE (SHELL *)

The Lessor shall cooperate and work with the buildings Facility Security Committee (FSC) throughout the term of the Lease. The FSC is responsible for addressing facility-specific security issues and approving the implementation of security measures and practices. The FSC consists of representatives of all Federal tenants in the facility, the security organization, and the leasing department or agency.

B. ACCESS TO BUILDING INFORMATION (SHELL *)

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 be released to authorized personnel only, 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. If that is the case, the Government may request that such information not be posted in the building directory.

Lessor shall have emergency plans and associated documents readily available in the event of an emergency.

C. CONSTRUCTION SECURITY PLAN (SHELL)

The Lessor shall develop and implement a construction security plan. The plan should specify who is responsible for the security of the site during each phase of the project until final completion. 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. The Lessor shall also submit a security plan for all post-occupancy construction and alterations projects in the leased Space, throughout the term of this Lease.

VII. CYBERSECURITY (SHELL *)

- A. Lessors are prohibited from connecting any portion of their building and access control systems (BACS) to any federally-owned or operated IT network. BACS include systems providing fire and life safety control, physical access control, building power and energy control, electronic surveillance, and automated HVAC, elevator, or building monitoring and control services (including IP addressable devices, application servers, or network switches).
- B. In the event of a cybersecurity incident related to BACS, the Lessor shall initially assess the cyber incident, identify the impacts and risks to the Building and its occupants, and follow their organization's cyber and IT procedures and protocols related to containing and handling a cybersecurity incident. In addition, the Lessor shall immediately inform the Lease Contracting Officer's (LCO's) designated representative, i.e., the Lease Administration Manager (LAM), about cybersecurity incidents that impact a federal tenant's safety, security, or proper functioning.
- C. Lessors are encouraged to put into place the following cyber protection measures to safeguard facilities and occupants:

1. Engineer and install BACS to comply with the Department of Homeland Security Industrial Control Systems Computer Emergency Response Team (DHS ICS-CERT) cyber security guidance and recommendations (<https://ics-cert.us-cert.gov/Recommended-Practices>).
2. Refer to the National Institute of Standards and Technology Cyber Security Framework (NIST-CSF) (<https://www.nist.gov/cyberframework>) and cybersecurity guidance in the DHS Commercial Facilities Sector-Specific Plan (<https://www.dhs.gov/publication/nipp-ssp-commercial-facilities-2015>) for best practices to manage cyber risks.
3. Encourage vendors of BACS to secure these devices and software through the following:
 - a. Develop and institute a proper Configuration Management Plan for the BACS devices and applications, so that the system can be supported.
 - b. Safeguard sensitive data and/or login credentials through the use of strong encryption on devices and applications. This means using NIST- approved encryption algorithms, secure protocols (i.e., Transport Layer Security (TLS) 1.1, TLS 1.2, TLS 1.3) and Federal Information Processing Standard (FIPS) 140-2 validated modules.
 - c. Disable unnecessary services in order to protect the system from unnecessary access and a potential exposure point by a malicious attacker. Examples include File Transfer Protocol-FTP (a protocol used for transferring files to a remote location) and Telnet (allowing a user to issue commands remotely). Additionally, use of protocols that transmit data in the clear (such as default ZigBee) should be avoided, in favor of protocols that are encrypted.
 - d. Close unnecessary open ports to secure against unprivileged access.
 - e. Monitor and free web applications and supporting servers of common vulnerabilities in web applications, such as those identified by the (Open Web Application Security Project (OWASP) Top 10 Project (https://www.owasp.org/index.php/Category:OWASP_Top_Ten_Project)).
 - f. Enforce Least Privilege, where proper permissions are enforced on a device or application so that a malicious attacker cannot gain access to all data. Enforcing Least Privilege will only allow users to access data they are allowed to see. Additional information can be found at <https://www.beyondtrust.com/blog/what-is-least-privilege/>.
 - g. Protect against Insufficient User Access Auditing, where device or application does not have a mechanism to log/track activity by user. Enforce changing of factory default Username and Password to prevent unauthorized entry into the BACS system.
 - h. Use updated antivirus software subscription at all times. Kaspersky-branded products or services, prohibited from use by the Federal Government, are not to be utilized.
 - i. Conduct antivirus and spyware scans on a regular basis. Patching for workstations and server Operating System (OS), as well as vulnerability patching should follow standard industry best practices for software development life cycle (SDLC).
 - j. Discontinue the use of end of life (EOL) systems and use only applications/systems that are supported by the manufacturer.

- k. Operating Systems must be supported by the vendor for security updates (e.g., do not use Windows Server 2003).
- l. Proposed standard installation, operation, maintenance, updates, and/or patching of software shall not alter the configuration settings from the approved United States Government Configuration Baseline (USGCB) or tenant agency guidance (if applicable).
- m. Disallow the use of commercially-provided circuits to manage building systems and install building systems on a protected network, safeguarded by the enterprise firewalls in place. Workstations or servers running building monitor and control systems are not connected and visible on the public internet.
- n. Systems should have proper system configuration hardening and align with Center for Internet Security [\(CIS\) benchmarks](https://www.cisecurity.org/cis-benchmarks/) or other industry recognized benchmarks. Additional information can be found at <https://www.cisecurity.org/cis-benchmarks/>.

Exhibit E to Lease GS-04P-LFL00449

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	52.204-13	SYSTEM FOR AWARD MANAGEMENT MAINTENANCE
	18	552.270-31	PROMPT PAYMENT
	19	52.232-23	ASSIGNMENT OF CLAIMS
	20		PAYMENT
	21	52.232-33	PAYMENT BY ELECTRONIC FUNDS TRANSFER—SYSTEM FOR AWARD MANAGEMENT
STANDARDS OF CONDUCT	22	52.203-13	CONTRACTOR CODE OF BUSINESS ETHICS AND CONDUCT
	23	552.270-32	COVENANT AGAINST CONTINGENT FEES
	24	52-203-7	ANTI-KICKBACK PROCEDURES
	25	52-223-6	DRUG-FREE WORKPLACE
	26	52.203-14	DISPLAY OF HOTLINE POSTER(S)
ADJUSTMENTS	27	552.270-30	PRICE ADJUSTMENT FOR ILLEGAL OR IMPROPER ACTIVITY
	28	52.215-10	PRICE REDUCTION FOR DEFECTIVE COST OR PRICING DATA
	29	552.270-13	PROPOSALS FOR ADJUSTMENT
	30		CHANGES
AUDITS	31	552.215-70	EXAMINATION OF RECORDS BY GSA
	32	52.215-2	AUDIT AND RECORDS—NEGOTIATION
DISPUTES	33	52.233-1	DISPUTES

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LABOR STANDARDS	34	52.222-26	EQUAL OPPORTUNITY
	35	52.222-21	PROHIBITION OF SEGREGATED FACILITIES
	36	52.219-28	POST-AWARD SMALL BUSINESS PROGRAM REREPRESENTATION
	37	52.222-35	EQUAL OPPORTUNITY FOR VETERANS
	38	52.222-36	EQUAL OPPORTUNITY FOR WORKERS WITH DISABILITIES
	39	52.222-37	EMPLOYMENT REPORTS ON VETERANS
SUBCONTRACTING	40	52.209-6	PROTECTING THE GOVERNMENT'S INTEREST WHEN SUBCONTRACTING WITH CONTRACTORS DEBARRED, SUSPENDED, OR PROPOSED FOR DEBARMENT
	41	52.215-12	SUBCONTRACTOR CERTIFIED COST OR PRICING DATA
	42	52.219-8	UTILIZATION OF SMALL BUSINESS CONCERNS
	43	52.219-9	SMALL BUSINESS SUBCONTRACTING PLAN
	44	52.219-16	LIQUIDATED DAMAGES—SUBCONTRACTING PLAN
	45	52.204-10	REPORTING EXECUTIVE COMPENSATION AND FIRST- TIER SUBCONTRACT AWARDS
OTHER	46	52.204-25	PROHIBITION ON CONTRACTING FOR CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT
	47		INTENTIONALLY DELETED
	48	52.204-19	INCORPORATION BY REFERENCE OF REPRESENTATIONS AND CERTIFICATIONS

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.

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, and be relieved from all obligations to Lessor under this lease excepting only unpaid rent and other liabilities, if any, that have accrued to the date of said assignment. Any subletting or assignment shall be subject to prior written consent of Lessor, which shall not be unreasonably withheld.

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.

LESSOR: _____ GOVERNMENT: _____

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.

LESSOR: _____ GOVERNMENT: _____

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

LESSOR: _____ GOVERNMENT: _____

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 untenable, 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

LESSOR: _____ GOVERNMENT: _____

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. 52.204-13 SYSTEM FOR AWARD MANAGEMENT MAINTENANCE (OCT 2018)

This clause is incorporated by reference.

18. 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.

LESSOR: _____ GOVERNMENT: _____

(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—

LESSOR: _____ GOVERNMENT: _____

(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.

19. 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.

20. 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: $(1+CAF) \times \text{Rate per RSF} = \text{Reduction in Annual Rent}$

21. 52.232-33 PAYMENT BY ELECTRONIC FUNDS TRANSFER—SYSTEM FOR AWARD MANAGEMENT (OCT 2018)

This clause is incorporated by reference.

LESSOR: _____ GOVERNMENT: _____

22. 52.203-13 Contractor Code of Business Ethics and Conduct (JUN 2020)

(Applicable to leases over \$5.5 million total contract value and performance period is 120 days or more.)

This clause is incorporated by reference.

23. 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.

24. 52.203-7 ANTI-KICKBACK PROCEDURES (JUN 2020)

(Applicable to leases over the Simplified Lease Acquisition Threshold.)

This clause is incorporated by reference.

25. 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.

26. 52.203-14 DISPLAY OF HOTLINE POSTER(S) (JUN 2020)

(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)—

LESSOR: _____ GOVERNMENT: _____

(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
_____	_____
_____	_____

(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 the threshold specified in Federal Acquisition Regulation 3.1004(b)(1) on the date of subcontract award, except when the subcontract—

(1) Is for the acquisition of a commercial item; or

(2) Is performed entirely outside the United States.

27. 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—

LESSOR: _____ GOVERNMENT: _____

(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.

28. 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.

29. 552.270-13 PROPOSALS FOR ADJUSTMENT (OCT 2016)

This clause is incorporated by reference.

30. 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.

LESSOR: _____ GOVERNMENT: _____

31. 552.215-70 EXAMINATION OF RECORDS BY GSA (JUN 2016)
(Applicable to leases over the Simplified Lease Acquisition Threshold.)
This clause is incorporated by reference.

32. 52.215-2 AUDIT AND RECORDS—NEGOTIATION (JUN 2020)
(Applicable to leases over the Simplified Lease Acquisition Threshold.)
This clause is incorporated by reference.

33. 52.233-1 DISPUTES (MAY 2014)
This clause is incorporated by reference.

34. 52.222-26 EQUAL OPPORTUNITY (SEP 2016)
This clause is incorporated by reference.

35. 52.222-21 PROHIBITION OF SEGREGATED FACILITIES (APR 2015)
This clause is incorporated by reference.

36. 52.219-28 POST-AWARD SMALL BUSINESS PROGRAM REREPRESENTATION (SEP 2021)
(Applicable to leases exceeding the micro-purchase threshold.)
This clause is incorporated by reference.

37. 52.222-35 EQUAL OPPORTUNITY FOR VETERANS (JUN 2020)
(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 Federal Acquisition Regulation (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 valued at or above the threshold specified in FAR [22.1303](#)(a) on the date of subcontract award, 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.

LESSOR: _____ GOVERNMENT: _____

38. 52.222-36 EQUAL OPPORTUNITY FOR WORKERS WITH DISABILITIES (JUN 2020)

(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 the threshold specified in Federal Acquisition Regulation (FAR) [22.1408\(a\)](#) on the date of subcontract award, 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.

39. 52.222-37 EMPLOYMENT REPORTS ON VETERANS (JUN 2020)

(Applicable to leases \$150,000 or more, total contract value.)
This clause is incorporated by reference.

40. 52.209-6 PROTECTING THE GOVERNMENT'S INTEREST WHEN SUBCONTRACTING WITH CONTRACTORS DEBARRED, SUSPENDED, OR PROPOSED FOR DEBARMENT (JUN 2020)

(Applicable to leases over \$35,000 total contract value.)
This clause is incorporated by reference.

41. 52.215-12 SUBCONTRACTOR CERTIFIED COST OR PRICING DATA (JUN 2020)

(Applicable if over \$750,000 total contract value.)
This clause is incorporated by reference.

42. 52.219-8 UTILIZATION OF SMALL BUSINESS CONCERNS (OCT 2018)

(Applicable to leases over the Simplified Lease Acquisition Threshold.)
This clause is incorporated by reference.

43. 52.219-9 SMALL BUSINESS SUBCONTRACTING PLAN (SEP 2021) ALTERNATE III (JUN 2020)

(Applicable to leases over \$750,000 total contract value.)
This clause is incorporated by reference.

LESSOR: _____ GOVERNMENT: _____

44. 52.219-16 LIQUIDATED DAMAGES—SUBCONTRACTING PLAN (SEP 2021)

(Applicable to leases over \$750,000 total contract value.)
This clause is incorporated by reference.

45. 52.204-10 REPORTING EXECUTIVE COMPENSATION AND FIRST-TIER SUBCONTRACT AWARDS (JUN 2020)

(Applicable if over \$30,000 total contract value.)
This clause is incorporated by reference.

46. 52.204-25 PROHIBITION ON CONTRACTING FOR CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT (AUG 2020)

(a) *Definitions.* As used in this clause—

Backhaul means intermediate links between the core network, or backbone network, and the small subnetworks at the edge of the network (e.g., connecting cell phones/towers to the core telephone network). Backhaul can be wireless (e.g., microwave) or wired (e.g., fiber optic, coaxial cable, Ethernet).

Covered foreign country means The People's Republic of China.

Covered telecommunications equipment or services means—

(1) Telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities);

(2) For the purpose of public safety, security of Government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities);

(3) Telecommunications or video surveillance services provided by such entities or using such equipment; or

(4) Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country.

Critical technology means—

(1) Defense articles or defense services included on the United States Munitions List set forth in the International Traffic in Arms Regulations under subchapter M of chapter I of title 22, Code of Federal Regulations;

(2) Items included on the Commerce Control List set forth in Supplement No. 1 to part 774 of the Export Administration Regulations under subchapter C of chapter VII of title 15, Code of Federal Regulations, and controlled-

(i) Pursuant to multilateral regimes, including for reasons relating to national security, chemical and biological weapons proliferation, nuclear nonproliferation, or missile technology; or

(ii) For reasons relating to regional stability or surreptitious listening;

LESSOR: _____ GOVERNMENT: _____

(3) Specially designed and prepared nuclear equipment, parts and components, materials, software, and technology covered by part 810 of title 10, Code of Federal Regulations (relating to assistance to foreign atomic energy activities);

(4) Nuclear facilities, equipment, and material covered by part 110 of title 10, Code of Federal Regulations (relating to export and import of nuclear equipment and material);

(5) Select agents and toxins covered by part 331 of title 7, Code of Federal Regulations, part 121 of title 9 of such Code, or part 73 of title 42 of such Code; or

(6) Emerging and foundational technologies controlled pursuant to section 1758 of the Export Control Reform Act of 2018 (50 U.S.C. 4817).

Interconnection arrangements means arrangements governing the physical connection of two or more networks to allow the use of another's network to hand off traffic where it is ultimately delivered (e.g., connection of a customer of telephone provider A to a customer of telephone company B) or sharing data and other information resources.

Reasonable inquiry means an inquiry designed to uncover any information in the entity's possession about the identity of the producer or provider of covered telecommunications equipment or services used by the entity that excludes the need to include an internal or third-party audit.

Roaming means cellular communications services (e.g., voice, video, data) received from a visited network when unable to connect to the facilities of the home network either because signal coverage is too weak or because traffic is too high.

Substantial or essential component means any component necessary for the proper function or performance of a piece of equipment, system, or service.

(b) *Prohibition.* (1) Section 889(a)(1)(A) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232) prohibits the head of an executive agency on or after August 13, 2019, from procuring or obtaining, or extending or renewing a contract to procure or obtain, any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. The Contractor is prohibited from providing to the Government any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system, unless an exception at paragraph (c) of this clause applies or the covered telecommunication equipment or services are covered by a waiver described in FAR [4.2104](#).

(2) Section 889(a)(1)(B) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232) prohibits the head of an executive agency on or after August 13, 2020, from entering into a contract, or extending or renewing a contract, with an entity that uses any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system, unless an exception at paragraph (c) of this clause applies or the covered telecommunication equipment or services are covered by a waiver described in FAR 4.2104. This prohibition applies to the use of covered telecommunications equipment or services, regardless of whether that use is in performance of work under a Federal contract.

(c) *Exceptions.* This clause does not prohibit contractors from providing—

(1) A service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or

(2) Telecommunications equipment that cannot route or redirect user data traffic or permit visibility into any user data or packets that such equipment transmits or otherwise handles.

LESSOR: _____ GOVERNMENT: _____

(d) Reporting requirement. (1) In the event the Contractor identifies covered telecommunications equipment or services used as a substantial or essential component of any system, or as critical technology as part of any system, during contract performance, or the Contractor is notified of such by a subcontractor at any tier or by any other source, the Contractor shall report the information in paragraph (d)(2) of this clause to the Contracting Officer, unless elsewhere in this contract are established procedures for reporting the information; in the case of the Department of Defense, the Contractor shall report to the website at <https://dibnet.dod.mil>. For indefinite delivery contracts, the Contractor shall report to the Contracting Officer for the indefinite delivery contract and the Contracting Officer(s) for any affected order or, in the case of the Department of Defense, identify both the indefinite delivery contract and any affected orders in the report provided at <https://dibnet.dod.mil>.

(2) The Contractor shall report the following information pursuant to paragraph (d)(1) of this clause

(i) Within one business day from the date of such identification or notification: the contract number; the order number(s), if applicable; supplier name; supplier unique entity identifier (if known); supplier Commercial and Government Entity (CAGE) code (if known); brand; model number (original equipment manufacturer number, manufacturer part number, or wholesaler number); item description; and any readily available information about mitigation actions undertaken or recommended.

(ii) Within 10 business days of submitting the information in paragraph (d)(2)(i) of this clause: any further available information about mitigation actions undertaken or recommended. In addition, the Contractor shall describe the efforts it undertook to prevent use or submission of covered telecommunications equipment or services, and any additional efforts that will be incorporated to prevent future use or submission of covered telecommunications equipment or services.

(e) *Subcontracts*. The Contractor shall insert the substance of this clause, including this paragraph (e) and excluding paragraph (b)(2), in all subcontracts and other contractual instruments, including subcontracts for the acquisition of commercial items.

47. INTENTIONALLY DELETED

48. 52.204-19 INCORPORATION BY REFERENCE OF REPRESENTATIONS AND CERTIFICATIONS (DEC 2014)

This clause is incorporated by reference.

LESSOR: _____ GOVERNMENT: _____

Exhibit F to Lease GS-04P-LFL00449

Representation Regarding Certain Telecommunications and Video Surveillance Services or Equipment

See instructions within the representation regarding whether or not completion of this form is required. If required, complete appropriate boxes, sign the form, and return form, along with any other required disclosure information, to LCO or his/her designee.

NOTE: The "Offeror," as used on this form, is the owner of the property offered, not an individual or agent representing the owner.

52.204-24 Representation Regarding Certain Telecommunications and Video Surveillance Services or Equipment (OCT 2020)

The Offeror shall not complete the representation at paragraph (d)(1) of this provision if the Offeror has represented that it "does not provide covered telecommunications equipment or services as a part of its offered products or services to the Government in the performance of any contract, subcontract, or other contractual instrument" in paragraph (c)(1) in the provision at 52.204-26, Covered Telecommunications Equipment or Services—Representation, or in paragraph (v)(2)(i) of the provision at 52.212-3, Offeror Representations and Certifications-Commercial Items. The Offeror shall not complete the representation in paragraph (d)(2) of this provision if the Offeror has represented that it "does not use covered telecommunications equipment or services, or any equipment, system, or service that uses covered telecommunications equipment or services" in paragraph (c)(2) of the provision at 52.204-26, or in paragraph (v)(2)(ii) of the provision at 52.212-3.

(a) *Definitions.* As used in this provision—

Backhaul, covered telecommunications equipment or services, critical technology, interconnection arrangements, reasonable inquiry, roaming, and substantial or essential component have the meanings provided in the clause [52.204-25](#), Prohibition on Contracting for Certain Telecommunications and Video Surveillance Services or Equipment.

(b) *Prohibition.*

(1) Section 889(a)(1)(A) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232) prohibits the head of an executive agency on or after August 13, 2019, from procuring or obtaining, or extending or renewing a contract to procure or obtain, any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. Nothing in the prohibition shall be construed to—

(i) Prohibit the head of an executive agency from procuring with an entity to provide a service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or

(ii) Cover telecommunications equipment that cannot route or redirect user data traffic or cannot permit visibility into any user data or packets that such equipment transmits or otherwise handles.

(2) Section 889(a)(1)(B) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232) prohibits the head of an executive agency on or after August 13, 2020, from entering into a contract or extending or renewing a contract with an entity that uses any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. This prohibition applies to the use of covered telecommunications equipment or services, regardless of whether that use is in performance of work under a Federal contract. Nothing in the prohibition shall be construed to—

(i) Prohibit the head of an executive agency from procuring with an entity to provide a service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or

(ii) Cover telecommunications equipment that cannot route or redirect user data traffic or cannot permit visibility into any user data or packets that such equipment transmits or otherwise handles.

(c) *Procedures.* The Offeror shall review the list of excluded parties in the System for Award Management (SAM) (<https://www.sam.gov>) for entities excluded from receiving federal awards for “covered telecommunications equipment or services”.

(d) *Representation.* The Offeror represents that—

(1) It will, will not provide covered telecommunications equipment or services to the Government in the performance of any contract, subcontract or other contractual instrument resulting from this solicitation. The Offeror shall provide the additional disclosure information required at paragraph (e)(1) of this section if the Offeror responds “will” in paragraph (d)(1) of this section; and

(2) After conducting a reasonable inquiry, for purposes of this representation, the Offeror represents that—

It does, does not use covered telecommunications equipment or services, or use any equipment, system, or service that uses covered telecommunications equipment or services. The Offeror shall provide the additional disclosure information required at paragraph (e)(2) of this section if the Offeror responds “does” in paragraph (d)(2) of this section.

(e) *Disclosures.* (1) Disclosure for the representation in paragraph (d)(1) of this provision. If the Offeror has responded “will” in the representation in paragraph (d)(1) of this provision, the Offeror shall provide the following information as part of the offer:

(i) For covered equipment—

(A) The entity that produced the covered telecommunications equipment (include entity name, unique entity identifier, CAGE code, and whether the entity was the original equipment manufacturer (OEM) or a distributor, if known);

(B) A description of all covered telecommunications equipment offered (include brand; model number, such as OEM number, manufacturer part number, or wholesaler number; and item description, as applicable); and

(C) Explanation of the proposed use of covered telecommunications equipment and any factors relevant to determining if such use would be permissible under the prohibition in paragraph (b)(1) of this provision.

(ii) For covered services—

(A) If the service is related to item maintenance: A description of all covered telecommunications services offered (include on the item being maintained: Brand; model number, such as OEM number, manufacturer part number, or wholesaler number; and item description, as applicable); or

(B) If not associated with maintenance, the Product Service Code (PSC) of the service being provided; and explanation of the proposed use of covered telecommunications services and any factors relevant to determining if such use would be permissible under the prohibition in paragraph (b)(1) of this provision.

(2) Disclosure for the representation in paragraph (d)(2) of this provision. If the Offeror has responded “does” in the representation in paragraph (d)(2) of this provision, the Offeror shall provide the following information as part of the offer:

(i) For covered equipment—

(A) The entity that produced the covered telecommunications equipment (include entity name, unique entity identifier, CAGE code, and whether the entity was the OEM or a distributor, if known);

(B) A description of all covered telecommunications equipment offered (include brand; model number, such as OEM number, manufacturer part number, or wholesaler number; and item description, as applicable); and

(C) Explanation of the proposed use of covered telecommunications equipment and any factors relevant to determining if such use would be permissible under the prohibition in paragraph (b)(2) of this provision.

(ii) For covered services—

(A) If the service is related to item maintenance: A description of all covered telecommunications services offered (include on the item being maintained: Brand; model

number, such as OEM number, manufacturer part number, or wholesaler number; and item description, as applicable); or

(B) If not associated with maintenance, the PSC of the service being provided; and explanation of the proposed use of covered telecommunications services and any factors relevant to determining if such use would be permissible under the prohibition in paragraph (b)(2) of this provision.

(End of provision)

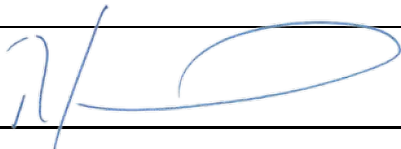
OFFEROR OR LEGALLY AUTHORIZED REPRESENTATIVE	NAME, ADDRESS (INCLUDING ZIP CODE) Nicholas C. Mimms, P.E., ICMA-CM City Manager City of Fort Pierce 100 North US Hwy 1 Fort Pierce, FL 34950	TELEPHONE NUMBER 772-467-3793
	 <hr/> Signature	January 31, 2023 <hr/> Date



Exhibit G to Lease GS-04P-LFL00449

PBS Leasing Division (Region 4)

RLP No. 6FL0489 – Port St. Lucie, FL
Amendment No. 5
Issued: November 21, 2022

The following amendments and clarifications are hereby made to Request for Lease Proposals (RLP) No. 6FL0489 issued April 14, 2022. All offerors must acknowledge receipt of this Amendment No. 5, by reviewing, signing, and returning to General Services Administration and Public Properties with Revised Offers no later than **5:00 P.M., EST, December 5, 2022**.

1. GSA Form R100 (RLP) Section 1.02 AMOUNT AND TYPE OF SPACE, LEASE TERM, AND OCCUPANCY DATE (OCT 2016) Paragraph A is hereby deleted and replaced with the following:

A. The Government is seeking a minimum of **5,331** to a maximum of **5,864** of American National Standards Institute/Building Owners and Managers Association (ANSI/BOMA) Office Area (ABOA) square feet (SF) of contiguous space within the Area of Consideration set forth below. See Section 2 of the Lease for applicable ANSI/BOMA standards.

2. GSA Form L100 (Lease) Section 6.12 MAINTENANCE OF PROVIDED FINISHES (OCT 2016) is hereby deleted and replaced with the following:

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 after 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 every **6** years of occupancy. 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.

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 every **6** years, 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.

LESSOR: _____ GOVERNMENT: _____



ACKNOWLEDGEMENT OF AMENDMENT NO. 5

I hereby acknowledge receipt of Amendment No. 5 to RLP No. 6FL0489

<p>FOR THE LESSOR:</p> <p>Name: _____</p> <p>Title: _____</p> <p>Entity Name: _____</p> <p>Date: _____</p>

LESSOR: _____ GOVERNMENT: _____



RLP No. 6FL0489 – Port St. Lucie, FL
Amendment No. 6
Issued: May 26, 2023

The following amendments and clarifications are hereby made to Request for Lease Proposals (RLP) No. 6FL0489 issued April 14, 2022. All offerors must acknowledge receipt of this Amendment No. 6, by reviewing, signing, and returning to General Services Administration and Public Properties with Final Revised Offers no later than **5:00 P.M., EST, June 6, 2023.**

1. GSA Form R100 (RLP) Section 3.07 TENANT IMPROVEMENTS INCLUDED IN OFFER (OCT 2020) is hereby deleted and replaced with the following:

A. TENANT IMPROVEMENT ALLOWANCE PRICING:

1. The TI Allowance is **\$100.19** per ABOA SF (TIs are the finishes and fixtures that typically take Space from the shell condition to a finished, usable condition.) The TI Allowance shall be used for the build-out of the Space in accordance with the Government approved design intent drawings. All TIs required by the Government for occupancy shall be performed by the successful Offeror as part of the rental consideration, and all improvements shall meet the quality standards and requirements of this RLP package and its attachments.

B. The Tenant Improvements shall include all the Offeror's administrative costs, general contractor fees, subcontractor's profit and overhead costs, Offeror's Project Management fee, design costs, and other associated project fees necessary to prepare construction documents and to complete the TIs. It is the successful Offeror's responsibility to prepare all documentation (working/construction drawings, etc.) required to receive construction permits. **NO COSTS ASSOCIATED WITH THE BUILDING SHELL SHALL BE INCLUDED IN THE TI PRICING.**

ACKNOWLEDGEMENT OF AMENDMENT NO. 6

I hereby acknowledge receipt of Amendment No. 6 to RLP No. 6FL0489

<p>FOR THE LESSOR:</p> <p>Name: _____</p> <p>Title: _____</p> <p>Entity Name: _____</p> <p>Date: _____</p>

LESSOR: _____ GOVERNMENT: _____