EXHIBIT C
AGENCY SPECIAL REQUIREMENTS

General Notes:

1. The 2021 U.S. Courts Design Guide (hereafter referred to as "Design Guide") is the definitive requirement for new construction of court required spaces. All room sizes and space allotments for this courthouse and other standards, including, but not limited to room finishes, ceiling heights, millwork requirements, power and data infrastructure, lighting, acoustic criteria, and security, are to be based on the Design Guide. While this document is called a "guide", it is nevertheless the binding document that is part of, and/or in addition to these Special Requirements. The purpose of these Agency Special Requirements is to provide specific data and information that is unique to this project. However, any items that are not specifically listed in these Agency Special Requirements, but listed in the Design Guide, are still considered requirements that must be provided by the offeror. Any discrepancies between the Design Guide, the Agency Special Requirements Document, and the lease document must be brought to the government's attention in writing and will be clarified by the court representatives. The most stringent interpretation shall apply unless specifically noted otherwise.

2. Variances to the Design Guide
   Many of the construction projects conducted in the Judiciary are renovations to existing space. Although the Design Guide applies to these projects, it is understood that some standards in the Design Guide are difficult or impossible to achieve in existing space, particularly in historic buildings. Certain design requirements stated in the Design Guide may be impractical, impossible, or cost-prohibitive to meet because of challenging existing conditions. Stakeholders should discuss these challenges early in the project and determine how to best implement the Design Guide requirements to suit their specific needs and uphold its intent.

3. Space Envelope Flexibility
   A total space envelope for the Bankruptcy lease has been calculated using appropriate circulation factors, allowances for support-type spaces, and the space standards described in the Design Guide. The Courts have the flexibility to configure space within the envelope to meet their local needs.

4. Circulation - This building requires multiple separate circulation paths, including 1) restricted circulation for judges connecting the judicial parking to chambers and courtrooms and 2) public circulation leading from the security screening station at the building entry to the public offices of each agency in the building and to the courtrooms and other public spaces. Careful consideration must be made to incorporate these separate circulation paths with code required exit pathways. Required public exits from the courtroom cannot exit into the restricted corridors. Refer to the Design Guide for additional information.

5. Circulation Factors
   Court ~~circulation~~ areas are calculated using the Multiplier for the Circulation Factor for each division provided in the 2021 Design Guide. The area for circulation is added to the individual areas identified in the room-by-room summary requirements to obtain the overall tenant areas listed in the lease. The following table clarifies the circulation factors used.

Space Type	Circulation Multiplier
Courtrooms and Associated Spaces	1.35
Judges' Chambers Suites	1.20
Clerk's Office	1.32
Judicial Shared Support Spaces	1.25

PART A
General Notes: (Continued)

6. As space is planned out per the program requirements, it is important to note that space calculations must be measured in net square footage (NSF), from surface of wall to surface of wall for each enclosed area/office within the suite. This differs from the standard BOMA usable calculation of measuring space from center of wall to center of wall. Flexibility is required so that sufficient circulation and the extra allowance for walls are included in the total square footage. A written description of this variance is available from GSA. A test-fit layout showing that program requirements will fit within the space proposed will be required to be submitted for review, however, this test-fit will not be considered the final design. The test fit drawing is to show the net square footages of each room.

7. All Court areas of the building must have perimeter demising walls (slab-to-slab) for separation from other tenants or government agencies.

8. Acoustical Performance. An acoustical engineer is to be retained to confirm that the proposed design, including all finishes, wall, door, and ceiling constructions and HVAC elements, conform to the specific criteria listed for each room in the Design Guide.

   Noise exposure of the site. Acceptable noise exposure is at or below 65 decibels. An environmental review record should contain one of the following: 1) Documentation the proposed action is not within 1000 feet of a major roadway, 3,000 feet of a railroad, or 15 miles of a military or FAA-regulated civil airfield. 2) If within those distances, documentation showing the noise level is Acceptable (at or below 65 DNL), 3) If within those distances, documentation showing that there's an effective noise barrier (i.e., that provides sufficient protection) 4) Documentation showing the noise generated by the noise source(s) is Normally Unacceptable (66 – 75 DNL) and identifying noise attenuation requirements that will bring the interior noise level to 45 DNL and/or exterior noise level to 65 DNL

   Partitions. STC requirements for special function rooms are shown in PART B: Room-by-Room Requirements Summary. Where two different wall types are specified for adjacent rooms, the higher STC wall is to be used. Note that final wall type assignments are to be coordinated with applicable codes.

   Doors. Where doors are a part of sound-locks, the doors should include an industry standard sound seal gasketing package including an overlapping astragal seal. Doors in STC 45 walls (and higher) are to be provided with hardware, including, but not limited to, seals, gaskets, and astragals that provide an STC rating for the door no less than 5 points lower than that of the adjacent wall. In walls that require a higher acoustic performance based on the Design Guide criteria, consult an acoustic engineer on appropriate door and hardware specifications.

9. Millwork:
   Funding Responsibilities
   All costs for millwork including the movable attorney/prosecutor lectern and attorney/litigant tables, should be funded out of the construction project. This does not include the evidence presentation cart. Coordinate the purchase of the evidence cart with the furniture acquisition plan (FAP). Coordinate infrastructure requirements for all millwork and furniture even that which is not provided as part of the construction funding as part of the base building scope. Any movable items included below should be constructed to ensure continuity of veneer type, stain, and style.

   Materials Requirements
   Millwork for courtrooms, courtroom associated spaces, and judges' chambers suites (including wall paneling, base and trim, custom wood doors and frames, bookcases, cabinets, and worksurfaces) should be constructed to AWI standards for premium-grade millwork. The millwork in all other courthouse spaces should be constructed to AWI standards for custom-grade millwork unless noted otherwise. All millwork to be shop finished from a single source.

   Doors
   All courtroom and chamber doors are to be hardwood-veneer solid-core doors unless security requirements for a particular entry cannot be achieved with this type of door. Where wood doors are specified, they should be finished with stain and a clear sealer. Use AWI premium-grade solid hardwood door jambs, stops, and casings. Doors should be coordinated with USMS security requirements.

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Bookshelves in Chambers
Bankruptcy Chambers are allowed 10 fixed bookcases with adjustable shelving. The location and quantity (within allowable limit) of bookshelves is at the discretion of the judge. Shelving shall be affixed to the wall, and the wood shall match or complement the architectural trim. One fixed bookshelf is three linear feet wide by 10 inches deep.

Service Units
Service units should be standard-size plastic-laminate or wood upper and lower wall-mounted cabinets and solid surface countertops with an integral sink of a durable material. Intermediate shelves should be provided in upper and lower cabinets. Adjacent to the sink, one drawer minimum should be provided for food preparation utensils and other supplies. Units should be laid out to accommodate some or all of the following: a microwave oven, a sink, a coffeemaker, under-counter lights, and a refrigerator. A wall-mounted shelving unit above the sink area to accommodate the microwave oven may be provided as an option.

10. HVAC - Each enclosed room to be provided with a separate supply and return. The server/telecommunications room, and adjacent USMS control room, and audiovisual equipment rack rooms or closets shall have continuous 24/7 cooling with a separate package unit. HVAC system to be zoned to allow for independent operation of chambers area and courtroom area outside of regular business hours while also minimizing the cost of overtime utility usage. Overtime HVAC usage rates are to be charged by Zone and not by the entire space. Refer to Chapter 15 of the US Courts Design Guide for HVAC Zone requirements in Courtrooms and chambers. All other areas to be zoned and designed per the code and LEASE standards unless noted otherwise. All court-occupied areas share the following mechanical design criteria unless otherwise specified:

    Temperature. Summer indoor design temperature should be maintained at 75 degrees Fahrenheit (24 degrees Celsius), during occupied conditions and should be maintained at not greater than 80 degrees Fahrenheit (26.5 degrees Celsius) during unoccupied conditions. Winter indoor design temperature should be at 72 degrees Fahrenheit (22 degrees Celsius) during occupied conditions and should be maintained at no less than 65 degrees Fahrenheit (18.5 degrees Celsius) during unoccupied conditions.

    Humidity. Summer design humidity should be maintained at 50 percent during occupied conditions and should be maintained at 45 percent during unoccupied conditions. Winter design humidity should be maintained at 30 percent in occupied mode.

    Dewpoint. The indoor dew point temperature during occupied or unoccupied conditions should be limited to 55 degrees Fahrenheit (12.8 degrees Celsius).

    Outdoor Air Design Criteria. Refer to GSA PBS P-100.

    Ventilation. The minimum outdoor air volume to be provided should be in accordance with the ASHRAE 62.1 adopted by the GSA PBS P-100 standards. Provide six (6) air changes per hour for rooms with ceiling height up to 15 feet and eight (8) air changes per hour for rooms with a ceiling height greater than 15 feet. Systems should be designed to meet these requirements when spaces are fully occupied, unless otherwise noted. The maximum percentage of recirculated air should not exceed 85%.

11. Electrical – Lessor will be responsible for providing housekeeping and utility outlets within the space which will be in addition to tenant required outlets. Locations of these outlets to be approved by court representatives during the design phase. All receptacle power shall be 20amp service unless otherwise required for tenant equipment. Junction boxes shall be provided for modular systems furniture, security equipment, and AV equipment as required and connected to building power source.

    Government requires minimum four (4) hours of emergency power during any outage to maintain court operations. This includes power, lighting, communication, data, HVAC, and CCTV.

12. Server Room, Telecommunication and USMS Control Rooms
    A secured-entrance room is required to house equipment from telecommunications and data service providers and the

PART A:
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demarcation point. The main telecommunications room should be centrally located to maintain recommended cabling distances and may include a cross-connect for an adjacent equipment distribution area. Card readers should be utilized to track those entering the telecommunications rooms. Space requirements should provide flexibility for future improvements to the telecommunications system.

These spaces require supplemental 24/7 cooling to provide proper air-conditioning while the main building mechanical systems are shut down. Additionally, server rooms should be on emergency power systems to prevent a lapse in service. smoke and heat sensor activation should be integrated into the building's fire and life safety system.

Server rooms should be designed to maintain the following temperature and humidity conditions: Temperature: 18-27° C (64-81° F) dry bulb. Maximum relative humidity: 60 percent Minimum dew point: 5.5° C (42° F). Maximum dew point: 15° C (59° F).

13. Lighting - the layout of light fixtures should take into consideration the location of furniture, shelves, bookcases, and equipment and must meet minimum Design Guide footcandle criteria. Building standard light fixtures are acceptable in most areas except as noted otherwise on the room-by-room requirements summary and/or in the Appendix individual room attribute sheets.

14. Telecommunications – The court will provide a telecommunications design consultant (RCDD) to develop a network cabling design for court spaces only based on final space layouts and outlet locations. The lessors design team will be requested to provide electronic files of floor backgrounds for the RCDD's use in preparing cabling design drawings. The lessor will be requested to obtain cost proposals from qualified subcontractors for cabling installation and associated work based on the design consultants design/bid cabling package. Separate funding will be provided by the courts for cabling installation.

    The lessor's design team is responsible for the construction infrastructure for cable distribution into the project construction documents. The infrastructure will include conduit within walls, back boxes, pull strings and distribution pathways (cable trays and/or j-hooks) from telecommunication rooms to outlet locations dispersed across court occupied spaces. The pathway design shall conform with EIA/TIA standards. The quantity of estimated telephone/data drops are included in the following room descriptions.

15. Public Address system – As part of the Tenant Improvement Allowance, the Lessor shall install a Public Address ("PA") system for roughly 16,000 SF of occupied space for Bankruptcy. The PA system must have the ability to attach multiple microphones to an input from the Lobby and the CSO Control room. The PA system may be powered by battery back-up or tied into emergency power, whichever is the least expensive and least disruptive method to enable emergency service. The PA system must include the following, but not limited to power, speakers, cabling (or wireless), head end equipment, software, amplification as required by the system. The Lessor shall coordinate training for the tenants.

16. Audio/visual AV systems – The court will provide an AV design consultant to develop the design solutions for AV systems for court spaces. The bankruptcy courtroom and its associated support spaces will be the primary AV locations. The court AV design consultant will provide to the lessor's design team, design intent drawings and narrative of the required infrastructure to support the specific equipment design planned. It is the responsibility of the lessor to incorporate those infrastructure requirements into the construction documents for the project. The infrastructure will consist of conduits, recessed floor boxes, outlet boxes, raceways, speaker backboxes, pull strings and similar items to support the installation of AV equipment.

    Separately, the AV design consultant will prepare an equipment design which will be shared with the lessor for coordination and information. The court intends to separately contract for the installation of AV equipment and complete the installation with a government vendor near around the substantial completion of the courtroom and other spaces. The room and station descriptions include a description of anticipated AV components, which will be finalized with the courts AV designers design documents and coordination with the lessor's design team.

17. Security – The U.S. Marshals Service (USMS) is responsible for all security related aspects of the design and equipment.

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The USMS will note locations of security equipment on the final space plan. The equipment will require conduit, boxes, pull string and electrical to be provided by the Lessor. The USMS will contract out to a separate vendor for the purchase and installation of the equipment. Equipment noted in the room attribute sheets is for infrastructure information only and will need to be coordinated with the USMS during design. Refer to Design Guide, Chapter 16, for additional guidance.

Door Hardware/Security – Unless otherwise noted, all doors are to be provided with a mortised lockset. Refer to the Design Guide for clarification of lockset types between rooms. Access control is to be provided where required per USMS Publication 64 - *Requirements and Specifications for Special Purpose and Support Space Manual*, Volume 3 and as noted in this document.

Parking – Secure parking must be provided for designated use by the judge. Ideally such parking would be located within a separated walled enclosure with continuous USMS security camera coverage. Additionally, this space should have a direct secure connection to the judge's elevator (if one exists). However, as such arrangements are not always possible in commercial parking lots; the separate enclosure may be waived, provided the parking remains structured and reserved. Outdoor fenced parking may be considered if no structured parking exists. In all cases, the government reserves the right to install a security camera to monitor the area and to determine if the proposed parking provides an acceptable level of safety.

Judge's elevator – Per the Design Guide and the USMS Publication 64, a separate elevator is to be provided for the judge's secure path of travel from the secure parking area to the chambers. Ideally, a separate elevator will be allocated for this use. However, in an existing commercial tenancy, this may not be feasible. In that case, alternate operational accommodation augmented with security cameras, will be determined during the design of the facility by the government representatives.

18. Signage
Signage at the building entry. A building directory should be located near the main public entrance. The directory should contain a diagram listing all the major building components. This directory, which may be integrated into an information booth or kiosk, should be located in an area seen by members of the public after they have been screened.

Floor Directories. Smaller directories should be provided in each elevator lobby with information about the various occupants of that floor. Arrows should be grouped in similar directions to facilitate communication.

Courtroom Entry Signage - All signs outside courtroom doors should be of uniform appearance. The courtroom numbering system should be displayed at the top and in the largest font size.

Regulatory Signage—provide as required by jurisdiction

Room Identification signage—provide as part of tenant improvement package

19. Adjacencies – Refer to diagrams in the Design Guide for general guidance on adjacencies between rooms within each division. Where special conditions exist, refer to the individual adjacency notes in the room descriptions.

20. All tenant spaces to be provided with building standard window coverings.

21. Schedule – The offeror's architect will incorporate the design and review periods required by the government's audio-visual and telecommunications design consultants into the overall design and documentation schedule to allow for timely and thorough coordination of these components with the rest of the design. The offeror's contractor shall incorporate the installation of government provided audio-visual equipment and security equipment into the schedule in order to coordinate this work in the overall schedule, allow timely installation of equipment and track the expected occupancy date for Bankruptcy which will follow substantial completion of the tenant improvements AND completion of the security device installation.