GSA Public Buildings Service

<36C262-25-AP-3639>
Agency Specific Requirements
<Rio Rancho NW Metro CBOC New Replacing Lease>

The Agency Specific Requirements (ASRs) do not reduce the minimum requirements contained within the Lease. These ASRs provides specific agency requirements, which may be complementary, more specific, or more stringent than those of the Lease minimum requirements.

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SECTION 1 ROOM SCHEDULE AND DETAILS

1.01 ROOM SCHEDULE

1.02 SPACE DETAILS

Please refer to the Lease document for the constructions standards applicable to the interior tenant area build-out. These standards provide a general outline of the interior build-out requirements. For a complete list of requirements refer to the Lease document.

Open Office Area

- Flooring – Carpet tile per Lease paragraph FLOOR COVERINGS AND PERIMETERS
- Walls – Per Lease paragraph PARTITIONS: SUBDIVIDING with finishes according to Lease paragraph PAINTING - TI
- Doors – Per Lease paragraph DOORS: INTERIOR with hardware per Lease paragraph DOORS: HARDWARE
- Ceiling – Per Lease paragraph CEILINGS
- Lighting – Per Lease paragraph LIGHTING: INTERIOR AND PARKING – SHELL and LIGHTING: INTERIOR AND PARKING- TI
- Electrical, Data, Voice – One duplex electrical receptacles and one combination data/voice jack per 80 ABOA SF on walls per Lease paragraph ELECTRICAL: DISTRIBUTION and TELECOMMUNICATIONS: DISTRIBUTION AND EQUIPMENT
- Window Coverings – Mini-blinds per Lease paragraph WINDOW COVERINGS for all windows

Enclosed Rooms

- Flooring – Carpet tile per Lease paragraph FLOOR COVERINGS AND PERIMETERS
- Walls – Per Lease paragraph PARTITIONS: SUBDIVIDING with finishes according to Lease paragraph PAINTING - TI
- Door – Per Lease paragraph DOORS: INTERIOR with hardware per Lease paragraph DOORS: HARDWARE
- Ceiling – Per Lease paragraph CEILINGS
- Lighting – Per Lease paragraph LIGHTING: INTERIOR AND PARKING

- Electrical, Data, Voice – Four duplex electrical receptacles and two combination data/voice jack on walls per Lease paragraph ELECTRICAL: DISTRIBUTION and TELECOMMUNICATIONS: DISTRIBUTION AND EQUIPMENT
- Window Coverings – Mini-blinds per Lease paragraph WINDOW COVERINGS for all windows

Break Room and Kitchenette Areas – Only applicable if room schedule calls for a break room or kitchenette area

- Flooring – Commercial grade linoleum flooring (such as Marmoleum or equivalent)
- Walls – Per Lease paragraph PARTITIONS: SUBDIVIDING with finishes according to Lease paragraph PAINTING - TI
- Door – Per Lease paragraph DOORS: INTERIOR with hardware per Lease paragraph DOORS: HARDWARE
- Ceiling – Per Lease paragraph CEILINGS
- Lighting – Per Lease paragraph LIGHTING: INTERIOR AND PARKING
- Electrical, Data, Voice - Provide three duplex electrical receptacles and one wall combination data/voice jack. Provide two dedicated duplex electrical receptacles for refrigerators and two dedicated duplex electrical receptacles for vending machines. Provide two dedicated electrical receptacles for microwave ovens above the counter. Provide two additional duplex electrical receptacles above the counter (GFI as required by code).
- HVAC (Only if enclosed room) - Independent HVAC zone on thermostat in this room and provide means to ensure negative pressure for this room to avoid odors from escaping this room. Provide filters to remove odors from any air being mixed back into the supply air for the remainder of the building or exhaust directly to the outside.
- Window Coverings – Mini-blinds per Lease paragraph WINDOW COVERINGS for all windows
- Millwork - Provide 10'0'' LF of post formed plastic laminate counter with integral back splash with double basin stainless steel sink and all associated plumbing. Provide 10'0'' LF of plastic laminate commercially available base cabinets with concealed hinges and staple pulls. Provide 10'0'' LF of plastic laminate commercially available wall cabinets with concealed hinges and staple pulls.

SECTION 2 DESIGN SCHEMATIC LAYOUT

2.01 DESIGN SCHEMATIC

The schematic below is representative of the layout required for this Space. The Lessor is responsible for using the room schedule in section 1.01 and this layout to adapt the Government's requirements to the Space. Specific questions regarding the layout should be directed to the Lease Contracting Officer for resolution. The Government shall not be responsible for errors, omissions, or assumptions made by the Lessor in the adaption of the Government's requirements to the Lessor's Space.

2.02 ADJACENCY DIAGRAMS

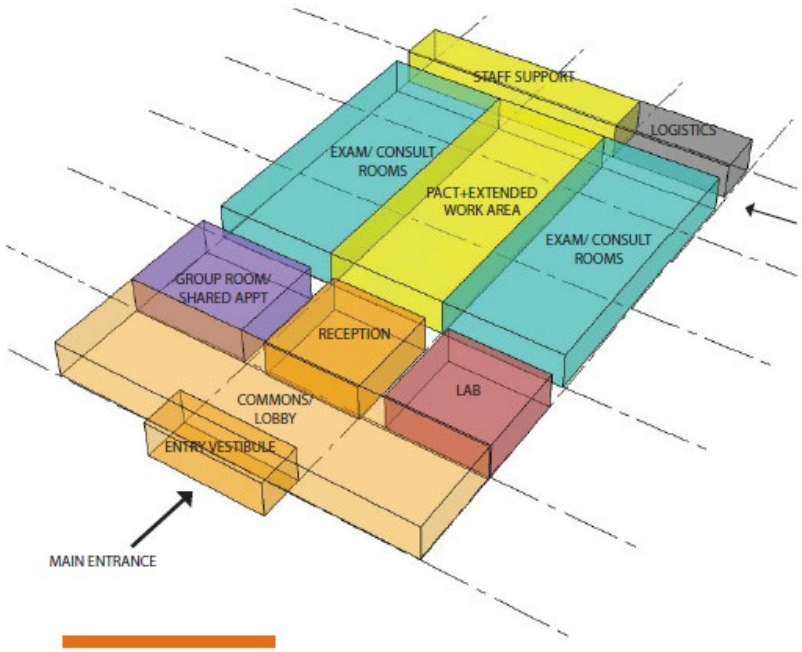
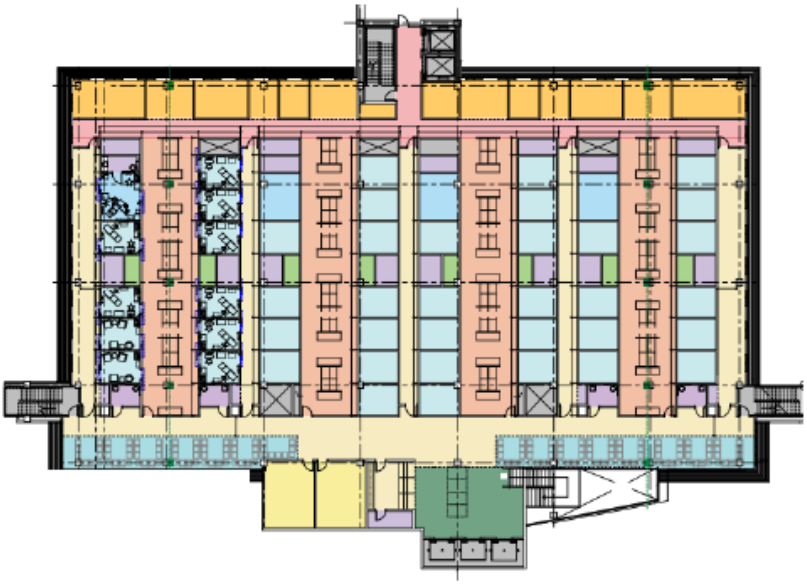


Figure 4.64
Primary Care Module



SECTION 3 ADDITIONAL SPECIAL REQUIREMENTS AND DETAILS

3.01 ROOM LAYOUTS

These room layouts indicate the required layout for the room listed. For all rooms not listed, the final layout will be determined during the creation of the Design Intent Drawings.

3.02 ADDITIONAL CONSTRUCTION DETAILS

These construction details indicate required construction standards for the items listed. These standards may be more stringent than those listed in the Lease document. Where specified, these standards shall take precedence.

SECTION 4 GENERAL REQUIREMENTS

4.01 SECURITY
The following security standards are listed in addition to those listed in the Lease document and the building specific security attachment.
IDS, NURSE CALL/PANIC BUTTONS IN ALL ROOMS. SEE APPENDIX A

4.02 INFORMATION TECHNOLOGY
The following IT standards are listed in addition to those listed in the Lease document.
SEE APPENDIX A

4.03 OTHER
Guest Wi-fi provided in public area.
Fixed patient mobility in procedure rooms Negative pressure in biohazard storage room.