BUILDING SHELL REQUIREMENTS

The Owner's/Lessor's obligations in providing a building shell shall include the following as part of the Lessor's shell rent: All terms identified in this solicitation as "building shell" are to be provided, installed, maintained, repaired, and/or replaced as part of the Owner's/Lessor's shell rent.

1. **Base Structure**. Base structure and building enclosure components shall be complete. All common areas accessible by the Government, such as lobbies, fire egress corridors and stairwells, elevators, garages, and services areas, shall be complete. **(_)** restrooms, if included in exclusive use space, shall be complete and operational. All newly installed building shell components, including but not limited to, heating, ventilation and air conditioning (HVAC), electrical, ceilings, sprinklers, etc., shall be furnished, installed, and coordinated with Tenant Improvements (TI). Circulation corridors are provided as part of the base building only on multi-tenanted floors where the corridor is common to more than one tenant. On single tenant floors, only the fire egress corridor necessary to meet code is provided as part of the shell.

2. **Accessibility Requirements**. Accessibility to persons with disabilities shall be required throughout the common areas accessible to Government tenants in accordance with the Architectural Barriers Act Accessibility Standard and shall be installed and coordinated with TI. To the extent the standard referenced in the preceding sentence conflicts with local accessibility requirements, the more stringent standard shall apply.

3. **Ceilings**. A complete acoustical ceiling system (which includes grid and lay-in tiles or other building standard ceiling system as approved by the Contracting Officer) in new condition shall be required throughout the Government-leased area. Restrooms exclusive for Government use shall have ceilings constructed using 5/8" gypsum wallboard, taped and sanded, with a non-textured, smooth finish.

4. **Doors**. Exterior building doors and doors necessary to the lobbies, common areas, and core areas shall be required. This does not include suite entry or interior doors specific to TI. (**TO BE USED FOR OFFICE SPACE ONLY**)

5. **Partitions**. Permanent, perimeter, and demising slab-to-slab partitions (including all columns) shall require 5/8", Type "X" gypsum wallboard finished with paint and base.

6. **Flooring**. All offered space shall have finished floors (i.e. carpet/tile ready).

7. **Plumbing**. The Owner/Lessor shall include the cost of plumbing in Government-leased areas, such as for toilet rooms and janitor closets, as part of the building shell cost. Hot and cold water risers and domestic waste and vent risers, source and drainage for water fountain, installed and ready for connections that are required for TI, shall be included in the shell rent.

8. **HVAC**. Central HVAC systems shall be installed and operational, including as appropriate, main and branch lines, VAV boxes, dampers, flex ducts, and diffusers. The

HVAC equipment shall be capable of maintaining a minimum temperature of 70 degrees Fahrenheit during the heating season and a maximum of 78 degrees Fahrenheit during the cooling season. These temperatures must be maintained throughout the leased premises regardless of outside temperature.

9. **Electrical**. Electrical power distribution panels and circuit breakers shall be provided within the Government-leased space, with capacity at 277/480 volt (V) and 120/208V, 3-phase 4-wire system, providing 7 watts per office SF.

10. **Lighting**. (Interior) Light fixtures shall be capable of producing and maintaining a uniform lighting level of a minimum of 35 foot-candles of illumination at working surface height in all office spaces. All other non-working areas will have a minimum of 30 foot-candles of illumination at floor level. Lighting provided by the Lessor/Contractor in all offices, hallways, display areas and test rooms will be 18 cell parabolic, 2x4, energy efficient, recessed fluorescent light fixtures with electronic ballast, and utilize warm white lamps. In lavatories and rooms requiring smaller scaled fixtures, similar 2x2 energy efficient, recessed fluorescent fixtures shall be provided. Compact Fluorescent Lamps (CFL) shall be installed in mechanical rooms, janitorial closets, and other working areas as needed. No incandescent lighting will be used in any part of the Government leased premises.

    Lighting (Exterior) The Lessor shall ensure building entrances and designated Government parking areas use energy efficient lighting with a minimum illumination of 3 foot-candles per square foot at ground level.

    Lighting (Rear Exit, if applicable) When Government-owned-vehicles (GOV's) are to be parked adjacent to the rear exit of the recruiting office, an exterior security light shall be installed by the Contractor. Light fixture to be high-pressure-sodium, 150 watts, with "dusk-to-dawn" light sensor and manual override.

11. **Safety and Environmental Management**. Complete safety and environmental management shall be provided throughout the building, in accordance with federal, state, and local codes and laws including, but not limited to, such items as fire detections and alarms, emergency building power for life safety systems, etc. Where sprinklers are required in the Government-demised area, sprinkler mains and distribution piping in a "protection" layout with heads turned down with an escutcheon or trim plate shall be provided.

12. **Telephone Rooms**. Building telecommunication rooms on each floor shall be completed, operational and ready for TU. The telephone closets shall include a telephone backboard. **(TO BE USED FOR OFFICE SPACE ONLY)**

13. **Demolition**. The Owner/Lessor shall remove all abandoned existing electric, telephone, and data cabling and devices as well as any existing improvements or fixtures in place to accommodate the Government's floor plan. Any demolition of existing improvements or fixtures necessary to accommodate the Government's layout shall be at the Owner's/Lessor's expense. Any necessary demolition shall be completed in accordance with all applicable laws.