RLP OFFER ATTACHMENT - SEISMIC OFFER FORMS

Instructions for Offeror:

Forms A through D are pre-award submittals. Depending upon the form, either the Offeror or the Offeror's engineer shall complete and sign the form to confirm seismic compliance with the "Seismic Leasing Requirements, Federally Leased Buildings Complying with Recommended Practice (RP 8) Map". When the engineer fills out a form, he or she is also required to stamp it. The Offeror's engineer shall represent whether the Building meets RP 8 standards, using Form A for Benchmark Buildings or Form B for other existing buildings. If the engineer's certification indicates that the Building does not meet RP 8 standards, the Offeror shall agree to retrofit the building to meet the standards, using Form C, Part

1. Offerors providing new construction shall commit to a design code, using Form C, Part
2. Offerors may represent that their building meets an exemption criteria, using Form D.

Forms E and F are post-award submittals. They only apply when the Offeror has agreed to either retrofit an existing building (use Form E) or is constructing a new building (use Form F). Prior to the Government accepting leased space, the Lessor's engineer shall complete, stamp, and sign the appropriate representation.

The forms must include the supporting documentation stated in the RLP and Lease. Below is a detailed explanation of each of the forms.

SEISMIC FORM A - CERTIFICATE OF SEISMIC COMPLIANCE BENCHMARK BUILDING

A benchmark building is one that was designed and built or retrofitted in accordance with structural provisions that are considered to provide acceptable life-safety protection. RP 8, Section 1.3, Table 1-1 (see Request for Lease Proposal for table link) shows the construction codes that qualify a building as a Benchmark Building. If a building qualifies, no additional hazards need be considered. If the seismicity of a region has changed since the benchmark dates listed in the table, the building must be evaluated in accordance with the now current or greater seismicity of the region to be compliant with the RP 8 Standards.

SEISMIC FORM B - CERTIFICATE OF SEISMIC COMPLIANCE EXISTING BUILDING

The engineer shall evaluate the building to determine compliance with the Life Safety Performance Level. He or she shall use RP 8 Chapter 3 and ASCE/SEI 31 to determine compliance. The evaluation must include the appropriate Structural, Nonstructural, and Geologic Site Hazard and Foundation Checklists with backup calculations.

SEISMIC FORM C – BUILDING RETROFIT OR NEW CONSTRUCTION PRE-AWARD COMMITMENT

Form C must become an Exhibit to the lease, if applicable.

Part 1 only applies to planned retrofit of an existing building. The Offeror shall identify the engineer in charge of the seismic retrofit and commit that the retrofit's design and construction will conform to the requirements of ASCE/SEI 41, Basic Safety Objective.

The commitment must also include a Tier 1 report with supporting documentation, a narrative, scope, and schedule of the proposed renovations.

Part 2 only applies to new construction. The Offeror shall identify the engineer in charge of the design of the building and specify which building code he or she is using to design and construct.

SEISMIC FORM D – OFFEROR'S REPRESENTATION OF EXEMPTION FROM SEISMIC STANDARDS

The Offeror may claim an exemption from seismic compliance if representing that the offered building meets either of the following exemptions:

- In an area of moderate seismicity, the total space leased in the building by the Federal government, including the offered space, will be less than 10,000 Gross SF upon commencement of the lease term.
- In an area of high to very high seismicity, the offered building is a one-story building of steel light frame or wood construction with less than 280 m^2 (3,000 Gross SF).

SEISMIC FORM E - CERTIFICATE OF SEISMIC COMPLIANCE RETROFITTED BUILDING (POST AWARD)

The engineer in charge of the building's structural retrofit of the leased building shall certify that the design standard was the Basic Safety Objective as set forth in ASCE/SEI 41, Seismic Rehabilitation of Existing Buildings, and that the building was retrofitted to that standard.

SEISMIC FORM F - CERTIFICATE OF SEISMIC COMPLIANCE NEW BUILDING (POST AWARD)

The engineer shall certify that the design and construction of new buildings or additions to existing buildings conforms to the seismic provisions of the latest edition of the applicable State or local government codes under which it was built.

DEFINITIONS - The following definitions apply to the completion of the above-referenced forms:

1. **Engineer** means a professional engineer who is licensed in Civil or Structural Engineering and qualified in the structural design of buildings. They must be licensed in the state where the property is located.

2. **ASCE/SEI 31** means the American Society of Civil Engineers standard, Seismic Evaluation of Existing Buildings." ASCE/SEI 31 can be purchased from ASCE at (800) 548-2723, or by visiting https://www.asce.org/publications/.

3. **ASCE/SEI 41** means American Society of Civil Engineers standard, Seismic Rehabilitation of Existing Buildings." ASCE/SEI 41 can be purchased from ASCE at (800) 548-2723, or by visiting https://www.asce.org/publications/.

4. **Seismic Certificate** means a certificate executed and stamped by an Engineer on the appropriate Certificate of Seismic Compliance form included with this solicitation together with any required attachments.

5. **RP 8** means "Standards of Seismic Safety for Existing Federally Owned and Leased Buildings ICSSC Recommended Practice 8 (RP 8)," issued by the Interagency Committee on Seismic Safety in Construction as ICSSC RP 8 and the National Institute of Standards and Technology as NIST GCR 11-917-12. You can obtain RP 8 from the Building and Fire Research Laboratory, National Institute of Standards and Technology, Gaithersburg, MD 20899, or download copy at https://www.gsa.gov/cdnstatic/SeismicRP8-map-lg-508c.pdf & https://www.gsa.gov/cdnstatic/ICSSC_RP8_December_2011_508c.pdf

SEISMIC FORM A

CERTIFICATE OF SEISMIC COMPLIANCE
BENCHMARK BUILDING

Date: _____

This affirms that_____served as engineer in charge of the seismic evaluation of the building located at_____.

The building has the following characteristics:

ASCE Building Type:	No. of Stories:	Approx. Area:
Building Design Code:	Year of Design Code:	Year of Construction:

On the basis of the building characteristics and to the extent permitted by this level of evaluation, it is my opinion that the subject Building qualifies as a Benchmark Building as indicated in ASCE/SEI 31, Table 1-1.

Affix Stamp and Sign Here

Engineer's Name:

Firm:

Address:

Telephone: License

No.: License State:

Expiration Date:

SEISMIC FORM B

CERTIFICATE OF SEISMIC COMPLIANCE
EXISTING BUILDING

Date: _____

This affirms that_____served as engineer in charge of the seismic evaluation of the building located at_____.

The building has the following characteristics:

ASCE Building Type:	No. of Stories:	Approx. Area:
Building Design Code:	Year of Design Code:	Year of Construction:

I have evaluated this building at the Life Safety Performance Level as set forth in the ICSSC RP 8, Standards of Seismic Safety for Existing Federally Owned and Leased Buildings, using ASCE/SEI 31 methodology:

___Tier 1 Evaluation

___Tier 2 Evaluation

___Tier 3 Evaluation

___Other (please explain below)

Documentation of this evaluation must be attached to this Certificate.

On the basis of the building characteristics and to the extent permitted by this level of evaluation it is my opinion that subject Building (*check one*) ☐does /☐ does not meet the Life Safety Performance Level of ICSSC RP 8.

Affix Stamp and Sign Here

Engineer's Name:
Firm:
Address:
Telephone: License
No.: License State:

Expiration Date:

Comments:

Attach: ASCE/SEI 31 Checklist(s) Structural, Nonstructural, and Geologic Site Hazards and Foundation.

BUILDING RETROFIT OR NEW CONSTRUCTION
PREAWARD COMMITMENT

PART 1

PREAWARD COMMITMENT TO RETROFIT BUILDING:

Date: _____

This affirms that_____shall serve as the engineer in charge of the seismic retrofit of the building located at_____. The retrofit must be designed to meet the **Basic Safety Objective,** as set forth in ASCE/SEI 41 Seismic Rehabilitation of Existing Buildings.

In accordance with the requirements of this Standard and the seismic paragraph in the Request for Lease Proposals (RLP), our offer includes a commitment to retrofit the building to satisfy all of the Basic Safety Objective requirements of ASCE/SEI 41. The offer includes a Tier 1 report with all supporting documents, a narrative explaining the process, scope of renovations, and a schedule for the seismic retrofit.
Documentation shall be provided before award that demonstrates the seismic retrofit will meet the seismic standards and be completed within the time frame required.

PART 2

PREAWARD COMMITMENT TO CONSTRUCT A NEW BUILDING:

Date: _____

This affirms that_____will serve as the engineer in charge of the structural design of the building located at_____. The criteria for design must be the_____edition of the_____building code.

In accordance with the requirements of this code, we prepared a quality assurance plan that included requirements for testing and inspecting critical elements of the structure and also periodic observation by our staff. We reviewed special inspection and testing reports prepared by the inspection agency and contractor submittals. On the basis of this, and to the extent permitted by this level of construction surveillance, it is my opinion that the Building was designed and constructed in conformance with the requirements of the above code.

The building has the following characteristics:

Building Type:	Building Height:	Approx. Area:
Building Design Code:	Year of Design Code:	Year of Construction:

OFFEROR

SIGNATURE	NAME OF SIGNER

SEISMIC FORM D

OFFEROR'S REPRESENTATION OF EXEMPTION FROM SEISMIC STANDARDS

Date: _____

I represent that my building is exempt from the requirements of RP 8 because:

☐ The Building is located in an area of medium seismicity and the Building will have less than 10,000 Gross SF of space leased to the Federal Government upon commencement of the lease term.

☐ The Building is located in an area of high to very high seismicity, and it is a one-story building with a steel light frame or wood construction with less than 3,000 Gross SF of space in the building.

_____

OFFEROR

SIGNATURE	NAME OF SIGNER

SEISMIC FORM E
(POST AWARD)

CERTIFICATE OF SEISMIC COMPLIANCE RETROFITTED BUILDING

PRE-OCCUPANCY CERTIFICATE:

Date: _____

This affirms that_____served as the engineer in charge of the structural retrofit of the building located at_____. The standard for design was the Basic Safety Objective as set forth in ASCE/SEI 41 Seismic Rehabilitation of Existing Buildings.

In accordance with this Standard, we prepared a quality assurance plan, which requires staff to observe, test, and inspect the seismic retrofit work. We have also reviewed special inspection and testing reports prepared by the inspection agency and contractor submittals. On the basis of this, and to the extent permitted by this level of construction surveillance, it is my opinion that building was designed and constructed to conform with the requirements of the Standard listed above.

The building has the following characteristics:

ASCE Building Type:	No. of Stories:	Approx. Area:
Building Design Code:	Year of Design Code:	Year of Construction:
Retrofit Design Standard:	Year of Retrofit Standard:	Year of Retrofit:

Documentation of this retrofit must be available to GSA.

On the basis of the above, it is my opinion that subject Building does, does not meet the Basic Safety Objective - Performance Level as set forth in ASCE/SEI 41, Seismic Rehabilitation of Existing Buildings.

Affix Stamp and Sign Here

Engineer's Name:

Firm:
Address:

Telephone:
License No.:
State: Expiration
Date:

SEISMIC FORM F
(POST AWARD)

CERTIFICATE OF SEISMIC COMPLIANCE
NEW BUILDING

PRE-OCCUPANCY CERTIFICATE:

Date: _____

This affirms that served as the engineer in charge of the structural design of the building located at_____ _____. The criteria for design were the_____edition of the_____code.

In accordance with the requirements, we prepared a quality assurance plan, which requires staff to observe, test, and inspect the structure's critical elements. We have also reviewed special inspection and testing reports prepared by the inspection agency and contractor submittals. On the basis of this, and to the extent permitted by this level of construction surveillance, it is my opinion that the building was designed and constructed to conform with the requirements of the code listed above.

The building has the following characteristics:

Building Type:	Bldg. Height:	Approx. Area:
Building Design Code:	Year of Design Code:	Year of Construction:

Affix stamp and sign here

Engineer's Name:

Firm:

Address:

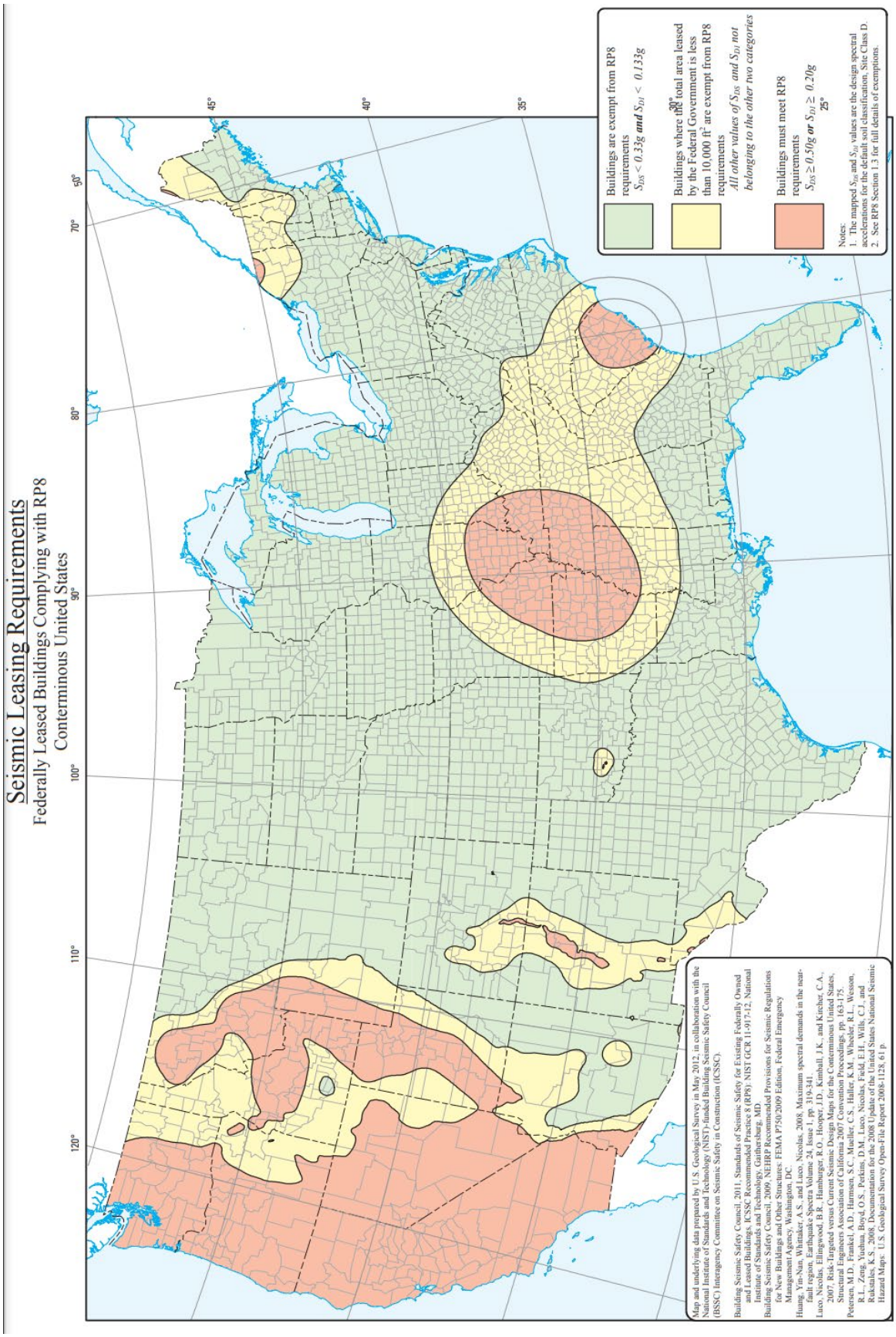
Telephone:

License No.:

State: Expiration

Date:

Comments:


Seismic Leasing Requirements
Federally Leased Buildings Complying with RP8
Conterminous United States
Buildings are exempt from RP8 requirements
$S_{DS} < 0.33g$ and $S_{D1} < 0.133g$
Buildings where the total area leased by the Federal Government is less than 10,000 ft² are exempt from RP8 requirements
All other values of S_{DS} and S_{D1} not belonging to the other two categories
Buildings must meet RP8 requirements
$S_{DS} \geq 0.50g$ or $S_{D1} \geq 0.20g$
Notes:
1. The mapped S_{DS} and S_{D1} values are the design spectral accelerations for the default soil classification, Site Class D.
2. See RP8 Section 1.3 for full details of exemptions.
Map and underlying data prepared by U.S. Geological Survey in May 2012, in collaboration with the National Institute of Standards and Technology (NIST)-funded Building Seismic Safety Council (BSSC) Interagency Committee on Seismic Safety in Construction (ICSSC).
Building Seismic Safety Council, 2011, Standards of Seismic Safety for Existing Federally Owned and Leased Buildings, ICSSC Recommended Practice 8 (RP8): NIST GCR 11-917-12, National Institute of Standards and Technology, Gaithersburg, MD.
Building Seismic Safety Council, 2009, NEHRP Recommended Provisions for Seismic Regulations for New Buildings and Other Structures: FEMA P750/2009 Edition, Federal Emergency Management Agency, Washington, DC.
Huang, Yin-Nan, Whittaker, A.S., and Luco, Nicolas, 2008, Maximum spectral demands in the near-fault region, Earthquake Spectra Volume 24, Issue 1, pp. 319-341.
Luco, Nicolas, Ellingwood, B.R., Hamburger, R.O., Hooper, J.D., Kimball, J.K., and Kircher, C.A., 2007, Risk-Targeted versus Current Seismic Design Maps for the Conterminous United States, Structural Engineers Association of California 2007 Convention Proceedings, pp. 163-175.
Petersen, M.D., Frankel, A.D., Harmsen, S.C., Mueller, C.S., Haller, K.M., Wheeler, R.L., Wesson, R.L., Zeng, Yuehua, Boyd, O.S., Perkins, D.M., Luco, Nicolas, Field, E.H., Wills, C.J., and Rukstales, K.S., 2008, Documentation for the 2008 Update of the United States National Seismic Hazard Maps: U.S. Geological Survey Open-File Report 2008-1128, 61 p.
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