ACTION REQUIRED: USE THIS EXHIBIT ONLY WHEN A NEWLY CONSTRUCTED BUILDING IS THE ONLY SOLUTION THAT WILL MEET THE CUSTOMER'S NEEDS AND EXISTING BUILDINGS ARE NOT COMPETING. OTHERWISE, DELETE.
ACTION REQUIRED: USE "RELOCATION ASSISTANCE ACT" ONLY FOR NEW CONSTRUCTION WHERE AN IMPROVED SITE WILL RESULT IN DISPLACEMENT. OTHERWISE, DELETE. MAY BE ALTERED BUT SHOULD CONTAIN SUBSTANTIALLY THE SAME INFORMATION.
NC 1.01 is added to the Lease, Section 2 General terms, Conditions, and Standards.

NC 1.01 RELOCATION ASSISTANCE ACT (FEB 2026)

A. If the Lessor satisfies the requirements of this Lease by performing new construction on an improved site, and such new construction will result in the displacement of individuals or businesses, the Lessor must be responsible for payment of relocation costs in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Public Law 91-646), as amended, and the implementing regulations at 49 CFR Part 24.

B. The Lessor must give GSA the name of the person and agency to be providing the relocation assistance to site tenants. In addition, the Lessor must provide background information about the relocation agency and references for which the relocation agent has performed relocation assistance in the past.

ACTION REQUIRED: THE FOLLOWING PARAGRAPH, WHICH ADDRESSES "PREVAILING WAGES" REQUIREMENTS UNDER THE DAVIS-BACON ACT, IS MANDATORY WHEN DELIVERY SCHEDULES ARE LONG ENOUGH TO PERMIT SATISFACTION OF THE LEASE REQUIREMENTS THROUGH NEW CONSTRUCTION OR COMPLETE REHABILITATION OR RECONSTRUCTION OF AN EXISTING BUILDING. IF NO OFFERS OF NEW CONSTRUCTION OR COMPLETE REHABILITATION OR RECONSTRUCTION OF AN EXISTING BUILDING ARE RECEIVED, DELETE. THE OFFICIAL WEBSITE FOR OBTAINING WAGE DETERMINATIONS IS SAM.GOV.
ACTION REQUIRED: WHEN INCLUDING THIS PARAGRAPH, ATTACH THE APPROPRIATE DEPARTMENT OF LABOR WAGE DETERMINATION FOR THE APPLICABLE GEOGRAPHICAL AREA. ANY SUBSEQUENT MODIFICATIONS TO DOL WAGE DETERMINATIONS MUST BE ISSUED AS AN AMENDMENT TO THE RLP.

NOTE: IF NO OFFERS FOR NEW CONSTRUCTION OR COMPLETE REHABILITATION OR RECONSTRUCTION ARE RECEIVED BY THE DUE DATE FOR INITIAL OFFERS AND IF THE GSA 3516, SOLICITATION PROVISIONS, CONTAINS THE STANDARD LANGUAGE IN GSAM 552.2701(C)(2)(I) THAT STATES THAT THE GOVERNMENT WILL NOT CONSIDER OFFERS RECEIVED AFTER THE DUE DATE FOR INITIAL OFFERS, THE LCO MAY AMEND THE DRAFT LEASE TO DELETE THE "LABOR STANDARDS" PARAGRAPH AND ARE NOT REQUIRED TO UPDATE THE WAGE DETERMINATIONS. HOWEVER, IF THE GSA 3516, SOLICITATION PROVISIONS CONTAINS THE ALTERNATE LANGUAGE FROM GSAM 552.2701(C)(2)(I) THAT ALLOWS THE GOVERNMENT TO CONSIDER OFFERS RECEIVED UP TO THE DUE DATE FOR FINAL PROPOSAL REVISIONS, GSA MUST KEEP THE "LABOR STANDARDS" PARAGRAPH IN THE DRAFT LEASE ADN CONTINUE TO UPDATE THE WAGE DETERMINATIONS.
NC 1.02, 1.03, 1.04, 1.05, and 1.06 are added to the Lease, Section 3 Construction standards and shell components.

NC 1.02 LABOR STANDARDS (VA FEB 2026)

If the Lessor proposes to satisfy the requirements of this Lease through the construction of a new Building or the complete rehabilitation or reconstruction of an existing Building, and the Government will be the sole or predominant tenant such that any other use of the Building will be functionally or quantitatively incidental to the Government's use and occupancy, the following FAR clauses must apply to all work (including shell and TIs) performed prior to the Government's acceptance of space as substantially complete. Full text versions of these clauses are available upon request from the LCO. Full text versions are also available at HTTPS://WWW.ACQUISITION.GOV/?Q=BROWSEFAR.

52.222-4	Contract Work Hours and Safety Standards Act—Overtime Compensation
52.222-5	Construction Wage Rate Requirements - Secondary Site of the Work
52.222-6	Construction Wage Rate Requirements
52.222-7	Withholding of Funds
52.222-8	Payrolls and Basic Records
52.222-10	Compliance with Copeland Act Requirements
52.222-11	Subcontracts (Labor Standards)
52.222-12	Contract Termination–Debarment
52.222-13	Compliance with Construction Wage Rate Requirements and Related Regulations
52.222-14	Disputes Concerning Labor Standards
52.222-15	Certification of Eligibility.
52.222-62	Paid Sick Leave Under Executive Order 13706.
VAAR 852.236-85	Supplementary Labor Standards Provisions.

NC 1.03 SECURITY FOR NEW CONSTRUCTION (FEB 2026)

A. 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) must 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 the attached FSL document, as well as for additional items identified during the post-award risk assessment. Any additional countermeasures identified during this assessment must be priced as BSAC.

B. Prior to occupancy, the Lessor must provide a written certification from a licensed professional engineer with formal training in structural dynamics and experience with accepted blast resistant design, verifying that the Building conforms to a minimum of:

1. Window glazing, with a performance condition appropriate to the identified Facility Security Level.

2. Setback distance, measured from the face of the Building's exterior to the protected/defended perimeter (i.e., any potential point of explosion). This means the distance from the Building to the curb or other boundary protected by bollards, planters or other street furniture. Such potential points of explosion may be, but are not limited to, such areas that could be accessible by any motorized vehicle (i.e., street, alley, sidewalk, driveway, parking lot).

3. Lobbies, mailrooms, and loading docks must not share a return-air system with the remaining areas of the Building. The Lessor must provide lobby, mailroom, and loading dock ventilation systems outside air intakes and exhausts with low leakage, fast acting, isolation dampers that can be closed to isolate their systems. Dedicated HVAC must be required for mailrooms only when the Government specifically requires a centrally operated mailroom. On Buildings of more than four stories, air intakes must be located on the fourth floor or higher. On Buildings of three stories or less, air intakes must be located on the roof or as high as practical. Locating intakes high on a wall is preferred over a roof location.

ACTION REQUIRED: USE APPROPRIATE VERSION, DEPENDING UPON FSL LEVEL. DELETE FOR FSL I.

4. Blast Resistance Requirements.

   a. Façade and Structure. Lessor must use construction materials which have inherent ductility and which are able to respond to load reversals (e.g. cast in place reinforced concrete column construction).

   b. Progressive Collapse. Lessor must use construction materials which have inherent ductility and which are able to respond to load reversals (e.g. cast in place reinforced concrete and steel construction).

   c. Under Building Parking. Lessor must use construction materials which have inherent ductility and which are able to respond to load reversals (e.g. cast in place reinforced concrete and steel construction).

   ~~a. Façade and Structure. Lessor must provide a balanced design approach to ensure a ductile mode of failure is achieved. The wall elements and their anchorage should fully develop the capacity of the glazing system.~~

   ~~b. Progressive Collapse. For buildings higher than 3 stories, the Lessor must use the following measures in accordance with the post-award DBT analysis to prevent progressive collapse or the loss of any single exterior column or load-bearing wall: a combination of setback, site planning, façade hardening, and structural measures.~~

   ~~c. Underground Parking. Lessor must implement architectural or structural features, or other positive countermeasures (e.g., vehicle screening) that deny contact with exposed primary vertical load members in these areas. A minimum standoff of at least 150 mm (six inches) from these members is required.~~

   ~~c. Underground Parking. Lessor must limit air blast injuries in occupied areas with under-building parking in accordance with the post-award DBT analysis, by utilizing hardening and venting methods. Significant structural damage to the walls, ceilings, and floors of the parking area may occur, however, the occupied areas above should not experience severe damage or collapse.~~

ACTION REQUIRED: WHEN ISSUING AS PART OF THE INITIAL RLP PACKAGE:

- DELETE FOR AREAS OF LOW AND VERY LOW SEISMICITY (GREEN AREAS ON MAP).
- INCLUDE AREAS OF MODERATE, HIGH, AND VERY HIGH SEISMICITY (YELLOW AND RED AREAS ON MAP).
- INCLUDE IF THE OFFER INVOLVED NEW CONSTRUCTION. OTHERWISE, DELETE.

NOTE: IN ACCORDANCE WITH THE EARTHQUAKE HAZARDS REDUCTION ACT OF 1977.

NC 1.04 ~~SEISMIC SAFETY FOR NEW CONSTRUCTION (OCT 2020)~~ – INTENTIONALLY DELETED

ACTION REQUIRED: FOR LEASE CONSTRUCTION PROCUREMENTS SEEKING OFFICE AND RELATED SPACE. USE ONLY WHEN A NEWLY CONSTRUCTED BUILDING IS THE ONLY SOLUTION THAT WILL MEET THE CUSTOMER AGENCY'S NEEDS AND EXISTING BUILDINGS ARE NOT COMPETING. OTHERWISE, DELETE.

NC 1.05 FIRE PROTECTION FOR NEW CONSTRUCTION (FEB 2026)

A. The new Building must be protected throughout by an automatic fire sprinkler system designed in accordance with the National Fire Protection Association (NFPA) 13, *Installation of Sprinkler Systems* (current as of the Lease Award Date).

B. When an electric fire pump is provided to support the design of the fire sprinkler system, a secondary power source must be provided to the fire pump by a standby emergency generator or another means acceptable to the Government.

C. The fire alarm system installed must be an emergency voice/alarm communication system when any one of the following conditions exist:

   1. The Building is 2 or more stories in height above the level of exit discharge.
   2. The total calculated occupant load of the Building is 300 or more occupants.
   3. The Building is subject to 100 or more occupants above or below the level of exit discharge.

The emergency voice/alarm communication system must be designed and installed to meet the requirements of NFPA 72 (current as of the Lease Award Date).

ACTION REQUIRED MANDATORY WHEN A NEWLY CONSTRUCTED BUILDING OF 10,000 RSF AND ABOVE IS THE ONLY SOLUTION THAT WILL MEET THE CLIENT AGENCY'S NEEDS AND EXISTING BUILDINGS ARE NOT COMPETING. OTHERWISE, DELETE.

ACTION REQUIRED: THERE ARE TWO HIGH-PERFORMANCE BUILDING RATING SYSTEMS FOR NEW CONSTRUCTION LISTED BELOW. PRIOR TO ISSUING THE RLP, CONSULT WITH CLIENT AGENCY TO DETERMINE WHICH HIGH-PERFROMANCE BUILDING RATING SYSTEM FOR NEW CONSTRUCTION TO USE; THE OTHER SHOULD BE DELETED. CHOICE MUST BE CONSISTENT WITHIN THE RLP AND LEASE DOCUMENTS.

NOTE: IN ACCORDANCE WITH THE ENERGY INDEPENDENCE AND SECURITY ACT OF 2007 AND THE ENERGY POLICY ACT OF 2005.

NC 1.06 HIGH-PERFORMANCE BUILDING RATING CERTIFICATION FOR NEW CONSTRUCTION (FEB 2026)

ACTION REQUIRED: SELECT THE APPROPRIATE PARAGRAPH. DELETE ALTERNATE VERSION.

VERSION 2: GREEN GLOBES® FOR NEW CONSTRUCTION (GREEN GLOBES® NC)

A. Within 12 months of occupancy, the Lessor must obtain certification at the Two Green Globes level from the Green Building Initiative's (GBI) Green Globes® NC program. For requirements to achieve the Two Green Globes certification, Lessor must refer to the latest version at the time of submittal of the Green Globes® NC Technical Reference Manual (at HTTP://WWW.THEGBI.ORG/). At completion of all documentation and receipt of final certification, the Lessor must provide the Government two electronic copies on compact disks, flash drives, or appropriate electronic media of all documentation submitted to GBI. Acceptable file format is Adobe PDF from the Green Globes® online surveys. In addition, the Lessor will provide the Government viewing access to the Green Globes® online surveys, as applicable, during design and through the term of the Lease.

B. Prior to the end of the first year of occupancy, if the Lessor fails to achieve a Two Green Globes® certification, the Government may assist the Lessor in implementing a corrective action program to achieve a Two Green Globes® certification and deduct its costs (including administrative costs) from the rent.

NC 1.07, NC 1.08, NC. 1.09 and NC 1.10 are added to the Lease, Section 4 Design, Construction, and Post award activities.

NC 1.07 NEW CONSTRUCTION: LEASE SUBMITTALS (FEB 2026)

The Lessor must submit to the LCO or designated representative or the Government's project management system:

SELECT THE APPROPRIATE VERSION OF SUB-PARAGRAPH 1. CHOICE MUST BE CONSISTENT WITHIN THE RLP AND LEASE DOCUMENTS.

1. ®High Performing Building Submittal. At completion of Green Globes® documentation and receipt of final certification, along with an electronic copy of all supporting documentation for certification.

VERSION 3: FOR LIVING BUILDING CHALLENGE™
ACTION REQUIRED: USE ONLY WHEN A NEWLY CONSTRUCTED BUILDING IS THE ONLY SOLUTION THAT WILL MEET THE CUSTOMER'S NEEDS AND EXISTING BUILDINGS ARE NOT COMPETING. OTHERWISE, DELETE.

NC 1.08 CONSTRUCTION SCHEDULE AND INITIAL CONSTRUCTION MEETING (VA FEB 2026)

The Lessor must furnish a detailed critical path method (CPM) construction schedule to the Government within **15** Working Days of issuance of the Notice to Proceed (NTP). Such schedule must also indicate the dates available for Government contractors to install telephone/data lines or equipment, if needed. The schedule must also include government furnished equipment and activation activities by the Government. Upon receiving the NTP, the Lessor must initiate a construction meeting. This meeting may be held in person or virtually, at the discretion of the Government. The Lessor will have subcontractor representatives including its architects, engineers, general contractors and subcontractors' representatives in attendance. The Lessor must keep meeting minutes of discussion topics and attendance and must distribute to all parties within **5** Working Days of the meeting. The format of the initial schedule and subsequent updates shall be directed by the LCO, or designated representative. Upon request of the LCO, the lessor must provide the source file of the CPM construction schedule.

NC 1.09 PROGRESS REPORTS (VA FEB 2026)

After award, the Lessor must submit to the LCO, or designated representative, written monthly progress reports. Each report must include an updated/progressed schedule; information as to the percentage of the work completed by phase and trade; along with labeled photographs, a statement as to expected completion and occupancy dates; changes introduced into the work; and general remarks on such items as material shortages, strikes, weather, etc., that may affect timely completion. In addition, at the Government's discretion, the Lessor must conduct meetings every two weeks to brief Government personnel and/or contractors regarding the progress of design and construction of the Space. These meetings may be held in person or virtually, at the discretion of the Government. The Lessor is responsible for taking and distributing minutes of these meetings. The format of the progress reports and monthly CPM construction schedule updates shall be directed by the LCO, or designated representative. Upon request of the LCO, the lessor must provide the source file of the CPM construction schedule.

NC 1.10 CONSTRUCTION INSPECTIONS (FEB 2026)

A. The LCO or the LCO's designated technical representative may periodically inspect construction work to review compliance with Lease requirements and approved DIDs, if applicable.

B. Periodic reviews, witnessing of tests, and inspections by the Government must not constitute approval of the Lessor's apparent progress toward meeting the Government's objectives but are intended to discover any information which the LCO may be able to call to the Lessor's attention to prevent costly misdirection of effort. The Lessor must remain responsible for designing, constructing, operating, and maintaining the Building in full accordance with the requirements of the Lease. At the discretion of the LCO, minutes from the progress meetings may satisfy the requirement for written progress reports.

NC 1.11 is added to the Lease, Section 6 Utilities, Services, and Obligations during the lease term.

NC 1.11 NEW CONSTRUCTION: UTILITIES (FEB 2026)

A. The Building operating plan must conform with the 2021 International Energy Conservation Code (IECC) and the 2019 ASHRAE Standard 90.1. These standards specify energy conservation requirements for mechanical systems, building envelope efficiency, insulation, and lighting. More information on this Department of Energy rule can be found at: HTTPS://WWW.ENERGY.GOV/.

B. The Lessor is encouraged to purchase at least 50 percent of the Government tenant's electricity from renewable sources.