

LEASING PROPOSAL REQUEST

Agency, Office Name	Tennessee Bureau of Investigation (TBI)
Principal Use Office/Warehouse/Other	Office with Warehouse
Employee Headcount at Premises	63
Transaction Number	20-03-900

	Desired	Alternates Accepted
Service Area and Boundary Requirements	Within Hamilton County with preference for Chattanooga, TN	NO
Parking Requirements	73 Spaces (63 for staff and 10 client spaces) Free, paved, well lit, striped parking. The parking provided shall include handicap parking that meets all relevant code requirements per section 2 of the attached Schedule 3 .	NO
Usable & Rentable Contiguous Square Footage	<p><u>16,200 to 17,800 Useable Square Feet for Office</u> <u>6,000 to 6,300 Useable Square Feet for Warehouse</u></p> <p><u>17,800 to 19,400 Rentable Square Feet for Office</u> <u>6,300 to 6,600 Rentable Square Feet for Warehouse</u></p> <p>Proposals with square footages having a <u>10%</u> deviation (up or down) will be considered an alternate, however, the deviation on useable square footage must not fall below the minimum useable square footage range.</p> <ul style="list-style-type: none"> • Useable square footage does not include restrooms, mechanical rooms, janitorial closets, telecom closets or vestibules. • The State intends “contiguous” to mean space that is adjacent including floors below or above. The actual square footage will be determined by programming and space planning. 	YES

Special Buildout and Other Specifications	Turnkey buildout in accordance and in conjunction with Schedule 1, 2 and 3 and Pro Forma Lease Template including Exhibit D. All final design work is subject to State and Agency approval after lease is executed. Building must be a stand alone facility . The State must have exclusive use of the entire parcel and the building being proposed. Multi-tenant Facilities with shared parking lots will NOT be acceptable. Schedule 1: TBI Space Needs Analysis Schedule 2: TBI Room Use Summary Sheet Schedule 3: Additional Requirements and Additional Information Schedule 4: TBI Lease Exhibit D	NO
Term Length	Fifteen (15) years	NO
Commencement Date	Estimated to be on or before November 1, 2023 pursuant to Pro-Forma Lease, sections 19 and 20.	YES
Termination Options	Termination for Convenience: 90 day per Block 6 of the Lease Termination for Cause: see Lease – Exhibit A, Paragraph 5.	YES
Terms and Conditions	As set forth in Pro Forma Lease. A copy of the Pro Forma lease form can be found by visiting: www.tnopr.gov . Comments to the Lease Template are required with submission of the Lease Proposal Quotation Form.	YES
Utility, Services and Other Costs	Proposals may be quoted as either FULL SERVICE with no pass throughs or MODIFIED GROSS basis with Tenant responsible for payment of utilities and janitorial only.	NO

Communications:

Interested parties must direct all communications regarding this procurement to Cristina Johnstone, Leasing Coordinator, who is the State's official point of contact. Email is the preferred form of communication.

Name: Cristina Johnstone

Phone Number: 615-939-3108

Email: RFP.Coordinator@tn.gov

Submittal Deadline and Format:

The completed "Lease Proposal Form" must be submitted as follows no later than the close of business (**2:30 PM**) **Central Time (CT) Friday, July 23, 2021.**

Submittals must be received via either:

Email: RFP.Coordinator@tn.gov

Or

Printed copy to:

Department of General Services/STREAM

Attn: **Steve Lusk**

William R. Snodgrass Tennessee Tower **24th Floor**

312 Rosa L. Parks Avenue, Nashville, TN 37243

Method of Evaluation:

Please refer to the State of Tennessee Real Estate Asset Management Division website for the complete document, which describes the proposal evaluation method, by using the following link:

www.tnlpr.gov

Disclaimer of Subjectivity:

Proposers should understand and accept that by responding to this solicitation they are willingly participating in a process that may consist of some degree of subjectivity. Proposers should be aware that the proposal determined to best meet the needs of the State may not necessarily be the lowest cost proposal.

Schedule 1: Space Needs Analysis**Space Needs Analysis Report****SNA Number: 34800-33-01****Agency: TBI****Prepared By: FMG****Checked By:****County: HAMILTON City: Chattanooga****Employees: 67****SNA Date: 03-10-2020**

Area Needed: 10,783
Major Circulation: 50% 5,392
Total Net Usable Needed: 16,175

SNA Note: This report is for a stand alone Field Administration office to be located on the same property as the Tennessee Dangerous Drug Task Force Warehouse.

Space Type	Standard	Description	Wall	Area	Count	Memo
P	73121	CID Adm. Asst. Intel. Analyst	0	49	2	
P	38899	CID ASAC	H	120	1	
P	38892	CID Fire Investigator	0	49	4	
P	38892	CID SA/CI	0	49	12	
P	38899	CID SAC	H	120	1	
P	73121	DID Adm. Asst. Intel. Analyst	0	49	2	
P	38899	DID ASAC	H	120	1	In office 50% to 74% of time.
P	38892	DID SA/CI	0	49	12	
P	38899	DID SAC	H	120	1	In office 50% to 74% of time.
P	38892	DID TFO	0	49	4	
P	38899	MFCU ASAC/SAC	H	120	1	
P	38892	MFCU SA/CI	0	49	4	
P	73121	TDDTF Analytics & Res. Support	0	49	1	
P	38899	TDDTF ASAC	H	120	1	In office 50% to 74% of time.
P	73121	TDDTF Assistant to Dir.	0	49	1	
P	00000	TDDTF Counter Intel. Support	0	49	2	
P	73121	TDDTF Data Specialist	0	49	1	
P	73121	TDDTF Financial Manager	0	49	1	
P	73121	TDDTF Graphic Design	0	49	1	
P	73121	TDDTF Info. Systems Manager	0	49	1	
P	73121	TDDTF Intel Analyst	0	49	1	
P	00000	TDDTF Response Drivers	None	0	9	In office 25% to 49% of time. Staff will share the use of two 49 sq.ft. cubicles. Space included in shared cubicle space.
P	38894	TDDTF SAC Director	H	120	1	In office 50% to 74% of time.
P	73121	TDDTF State Wide Coordinator	0	49	1	
P	73121	TDDTF T & S Coordinator	0	49	1	

Printed On 3/10/2020

Page 1 of 2

Space Type	Standard	Description	Wall	Area	Count	Memo
S	BR	Break Room	H	360	1	With base and wall cabinets, countertop with sink.
S	EPR	Evidence Processing Room	H	100	1	See Room Use Summary Sheet.
S	ER	Evidence Room	H	300	1	See Room Use Summary Sheet.
S	FER	Field Equipment Room	H	300	1	See Room Use Summary Sheet.
S	FSR	File Storage Room	H	300	1	See Room Use Summary Sheet.
S	G	Garage	H	1,500	1	See Room Use Summary Sheet.
S	IR	Interview Room	H	120	2	
S	MR	Mail Room	H	150	1	Includes space for copy and fax machine. See Room Use Summary Sheet.
S	OSER	Office Supply/Equipment Printing Rm.	H	300	1	Used by TDDTF. See Room Use Summary Sheet.
S	OFA	Open File Area	0	896	1	Includes space for 56 - Lateral File Cabinets, placed in common area.
S	SC	Shared Cubicle	0	49	2	Used by TDDTF Response Drivers when in office.
S	SE	Supply Equipment	H	100	1	See Room Use Summary Sheet.
S	TC	Telecom. Closet	H	80	1	For telephone and computer equipment. Room must be temperature controlled.
S	T3R	Title III Room	H	500	1	See Room Use Summary Sheet.
S	TCR	Training/Conference Room	H	2,000	1	See Room Use Summary Sheet.
S	WRR	Waiting/Reception Room	H	220	1	Seating for 11. See Room Use Summary Sheet.

Suggested Range: Min. Max.
 Usable: 16,200 17,800
 Rentable: 17,800 19,400

Space Needs Analysis Report

SNA Number: 34800-33-02

Agency: TBI

Prepared By: FMG

Checked By:

County: HAMILTON City: Chattanooga

Employees: 0

SNA Date: 03-10-2020

Area Needed: 6,000
Major Circulation: 0%
Total Net Usable Needed: 6,000

SNA Note: This report is for a stand alone Warehouse to be located on the same property as the Field Administration office. Warehouse will be used by the Tennessee Dangerous Drug Task Force.

Space Type	Standard	Description	Wall	Area	Count	Memo
S	W	Warehouse	H	6,000	1	See item #10 of Room Use Summary Sheet.

Suggested Range: Min. Max.
 Usable: 6,000 6,300
 Rentable: 6,300 6,600

Schedule 2: Room Use Summary Sheet

Room Use Summary Sheet for TBI Chattanooga Field Office, Hamilton County

Date: 3-3-20

1. Training/Conference Room: This space will be utilized for, Closed Quarter Combat training, Firearm Simulations training, Active Law Enforcement Ready Response Team training and local law enforcement training. It will also be used for joint staff meetings with approximately 100 people, smaller quarterly staff meetings for all units CID, DID, MFCD, HT regional staff meetings, large scale Human Trafficking (HT) operations briefs, multiple agency tactical briefings, court preparation for state/federal cases and TDDTF training events, conferences, grant and OSHA mandated training, certification/re-certification courses with proximately 120-200 attendees, planning and briefing for the Governor's Task Force on Marijuana Eradication (GTFME), as well as a situation room for mass casualty and Hazmat responses.

In 2019, the States Dangerous Task Force (TBI/TDDTF) hosted a total of forty eight (48) law enforcement training events with a total of two thousand six hundred and eight (2608) attendees. Furthermore, as a grant funded task force the TBI/TDDTF is prohibited from purchasing meals or hiring private venues (i.e. Hotels) to host grant funded training events. It is also policy for private venues (i.e. Hotels) to make additional charges for conveniences such as; audio and video equipment, tables, and prohibits outside meals or catering to be provided by the hosting entity.

Therefore the proposed training/conference room would allow the TBI/TDDTF to meet logistical and budgetary grant requirements, and allow flexibility when providing training free of charge to local law enforcement agencies across the state. The TBI/TDDTF currently borrows space from agencies across the region and state to accommodate attendees and facilitate grant mandated and OSHA regulated training. Lessor to provide electrical power outlet for agency supplied wall mounted 65" large screen TV and design HVAC system to maintain proper temperatures for this room with the door/s closed.

2. Evidence Processing Room: This hard wall space will be used to store a Dual chamber Air Science Safe keeper Forensic Evidence Drying Cabinet, (60"W x 28"D x 74"H) to sort and catalog evidence before storing in Evidence Room. Lessor to provide exterior exhaust ventilation for this room (at agency expense). Ventilation will be used to dry wet field evidence.
3. Evidence Room: The walls around this room must go from floor to bottom of roof deck. A secure flush metal door with metal frame will be required for this room.
4. File Storage Room: This space will be utilized by CID/DID agents to house records associated with criminal investigations. TBI case files are confidential by statute, and contain documents received pursuant to subpoenas such as medical records, financial records, telephone records, statements, digital media files, and identifying information pertaining to victims or defendants these documents and digital files are at times voluminous and of a sensitive nature and are commonly stored in banker boxes. A file storage room will allow a secure place to store these types of records, seeing as though they would not be able to be stored in individual file cabinets. This room will not house master case files, but rather working copies. This space should suit the anticipated needs and volume of documents and banker boxes used by the Chattanooga Field Office.

5. Field Equipment Room: this space will be used to store two (2) (36"W x 72"H x 19.25"D) agency supplied large 1-hour UL rated cabinets that each weigh 892 lbs., tactical interaction machine, simunitions ammunition, guns, ammunition, personal protective equipment, replacement parts for service weapons, gun cleaning supplies and targets.
6. Mail Room: This open space will be utilized to store and sort mail, packages, office mail, supply/equipment, with a fax machine, and copy room. This space will be for office wide use.
7. TDDTF Office Supply/Equipment/printing Room: This room needs to be a hard wall space and cannot be combined. This space will be used to store items specific to TDDTF and will be used to print, laminate, and mass publish educational brochures, training aids/guides, test packets, clandestine laboratory study manuals, policy & procedure manuals, informational signage/posters, operational maps used to brief educate law enforcement agencies across the state of Tennessee. The distribution of these items is governed by federal grant guidelines and OSHA standards and TDDTF policy and procedure. This room needs to have the ability to adequately accommodate an industrial 4'H x 6'W Hewlett Packard Design Jet 1055CM printer with of 4'L x 6'W Hewlett Packard Bright White/ and Color Inkjet Poster blotter, replacement blotters and multiple ink cartridges.
8. Waiting/Reception Room: Lessor to provide a room (at agency expense) with built-in counter with sliding pass thru drawer and approximately 1" thick bulletproof glass window (to resist .223 caliber) with intercom to Reception staff. Depending on actual building location agency may install bullet-resistant surface mounted panels (at agency expense) on walls around waiting room.
9. Title III Room: A Title III Room will be used to accommodate 7 work stations with assigned desktop computers, monitors, keyboards, telephones, a color printer and 3 – 32" wall mounted monitors and a case agent workstation with desk, chair computer monitors and telephone a work table with four (4) chairs. This space will be also utilized by multiple agents monitoring multiple lines of communication. This space needs to be configuration to accommodate multiple agents. This space should he wire is being monitored, an agent is listening and entering data in the computer so it does not require large amounts of desk/drawers etc. Lessor to provide electrical power outlets for the computers and monitors.
10. TDDTF Indoor/warehouse storage room: The TBI-Tennessee Dangerous Drugs Task Force TDDTF is requesting additional space in the form of a warehouse. This standalone (unattached) structure should be in compliance with Occupational Safety and Health Administration (OSHA) requirements under 29 CFR 1910.120 *et seq*, which governs adequate purchase and storage of Personal Protective Equipment (PPE) from contamination, loss and damage. Minimum finishes for this facility will consist of 20' ceiling height two (2) heavy-duty insulated aluminum overhead loading dock doors 10'H x 20'W with powered door opener, (doors must only be opened from the inside), a loading dock for receiving with a 90" x 60" Dock Plate with a 10,000 lb. weight capacity be painted drywalls, sealed concrete floors and surface mounted LED light fixtures. A heating unit to prevent frost and two (2) 30" inch exhaust fans with shutters. Lessor to provide an exterior service door next to garage door, at lessor expense.

11. Supply/Equipment: This proposed hard wall space will be used to store technical investigative equipment. This equipment would include cellphone analytic devices (devices such as Cellebrite used to extract data off of cellphones), body wires and receivers, cameras and other surveillance equipment, portable printers, rapid DNA equipment, radio equipment, and various other digital/electronic devices utilized in investigations. These items will be stored in the robust Pelican cases, which vary in sizes, and can be placed on open shelving. This equipment is costly to purchase and needs to be in a room that is secured and not accessible or viewable to visitors in the building.

12. Garage: The attached 34.86'W x 43.03'L should have a minimum 10' ceiling height. This garage will be utilized by CID/DID agents in support of their investigations and should be within in a fenced in area. This space should allow agents the space needed to process large quantities of evidence, such as; documents and/or photographs gathered during criminal investigations, to organize and review documents in chronological order, large 5'x10' maps of locations, multiple 1'W x 1 ½' L x 1' H banker boxes of business, financial and/or medical records.

This space is different from item #2 "Evidence Processing Room" in that it this space will be used to process crime scene vehicles, and large items such as fabrics or sections of flooring in a secure and controlled environment.

Minimum finishes should consist of sealed concrete floor and surface mounted LED light fixtures. Garage will require heat and no air conditioning. Lessor to provide (at agency expense) one – heavy duty insulated aluminum overhead door 16' to 18' wide with powered door opener (door must only be opened from the inside). Lessor to provide an exterior service door next to garage door. Agency will have one (1) 4 wheel drive Ford 350 crime scene response truck that must be able to park inside garage. Approximate size is 22' L x 7' W x 7'H. Lessor to provide an exterior service door next to garage door, at lessor expense.

Schedule 3: Additional Requirements

Additional Requirements and Information for TBI Chattanooga Field Office, Hamilton County

Date: 3-3-20:

1. Must have exclusive use of entire site and building being proposed (Stand-alone Facility). Multi-tenant facilities with shared parking lots will not be acceptable.
2. Paved and striped on-site gated and fenced (minimum of 8' tall) parking area, for a minimum of 63 staff. Lessor to provide, paved and striped parking area for a minimum of four (4) agency pool vehicles (measuring approximately 198-201" L x 75-78" W x 58-59"H), ten (10) visitor/client vehicles, two (2) 24-foot Pill Take Back enclosed/Equipment trailers, two (2) 16-foot enclosed pill take back/equipment/supply trailers, six (6) 10-foot open GTFME ATV trailers, one (1) 30-foot TBI/TDDTF Major Incident/Training/Equipment enclosed equipment trailer, four (4) TBI/TDDTF Clandestine Drug Lab Response/authorized hazardous waste/evidence enclosed trailers – three (3) crime scene seized vehicles (measuring approximately 232-266" L x 80-96" W x 78-81" H).
3. All custodial service providers who will be providing janitorial services to this facility must pass a TBI background check before being granted access to the facility. All custodial services must be provided during regular TBI business hours, (8:00 a.m. to 4:30 p.m.)
4. Men and Women staff restrooms must include space for an individual shower with small changing area.
5. Each individual cubicle or work space assigned to any/all agents occupying this facility should consist, at a minimum, of a chair, desk, electrical outlets, and a three drawer, legal depth filing cabinet.

Information

- A. TBI will be installing an off-site monitored building alarm/security system for this facility.
- B. TBI will be installing a programmable card-reader locking system on all exterior doors (except overhead door) including some interior doors as needed.
- C. TBI standalone facility must be within county and city limits and have access to interstate I-40, Interstate I-75 and Highway 111, with close proximity to Chattanooga airport.

Schedule 4: Lease Exhibit D State Specifications for TBI

GENERAL SPECIFICATIONS

1. General

- a. The Leased Premises, including all common areas and points of ingress and egress, shall be designed and maintained to meet all applicable code requirements for commercial office building construction, including the requirements of the Americans with Disabilities Act.
- b. The Leased Premises shall have a current occupancy permit issued by the local jurisdiction at the time of Tenant's occupancy.

2. Site

- a. The site shall be fully graded, landscaped and maintained in a manner commensurate with market for comparable properties of the same property type and class as the Leased Premises.

3. Structure

- a. Space above ceilings must allow sufficient clearance for ease of installation of Tenant's mechanical and electrical equipment, including but not limited to distribution ductwork, HVAC boxes, lighting and conduit.
- b. The building foundation and below-grade spaces shall be protected with a properly installed foundation drainage and waterproofing system.

4. Building Skin and Roof

- a. The building skin and roof will be complete and weather-tight including all exterior finish materials, cladding, sealants, glass and glazing including vision and spandrel glass, store front glass, exterior doors and hardware, membrane or built-up roofing, ballast, flashing, and other elements required to make the building weather-tight.

5. Building Common Areas

- a. The building entrance lobby, common corridors, restrooms, mechanical spaces, loading dock, trash removal spaces, and other common areas will be substantially complete.
- b. Restrooms shall be complete with all fixtures, partitions, accessories, lavatories, lavatory tops, and mirrors. Fixtures, partitions, and accessories shall be institution grade or better, and shall be water saving type, as appropriate. The finishes in restrooms shall be commensurate with market for comparable properties of the same property type and class as the Leased Premises.

6. Common Walls

- a. Common walls shall include slab-to-slab gypsum wallboard on the public side of all demising walls, corridors, stairwells, and other walls not interior to the Tenant space. All common walls shall be taped, blocked, finished and sanded. Landlord will install sound attenuation insulation on Tenant side of Common Walls and demising walls prior to Tenant finishes being installed.
- b. Common walls shall include entry and exit doors from common areas furnished and installed by Landlord. Doors and hardware shall be building standard or better.

7. Electrical

- a. Landlord shall provide a minimum of 7 watts per square foot for lighting and power.
- b. Landlord shall install all main switchboards, panel boards, distribution boards, transformer, bus duct, feeders and other equipment to completely distribute power to electrical closets on each floor in the Leased Premises. Landlord shall locate an electrical service panel in the electrical closet in the Common Area on the same floor as the Leased Premises. Installation of electrical service up to and including the Tenant's service panel(s) shall be a base building cost.
- c. Landlord shall install all wiring, branch circuiting, conduit and devices for the complete electrical system to all public and common areas. Landlord shall provide at Landlord's expense all power wiring and connection for all mechanical equipment furnished as part of base building. Landlord shall provide at Landlord's expense all power wiring to life safety and fire protection systems.

8. Communications

- a. Landlord shall bring BUSINESS data/telephone service, as provided by the local data/telephone operating company, to the building Main Telephone Room.

9. Lighting

- a. Landlord shall furnish and install lights in all common areas.
- b. Building lighting levels must meet a minimum of 30 foot-candles at the desk and 20 foot-candles in corridors providing ingress and egress to the Leased Premises. Base building shall include a lighting level of at least 10 foot-candles or minimum levels to insure safety in other interior areas as set by the current version of the Illuminating Engineering Society of North America (IESNA). All lighting fixtures should be cleaned at commencement and bulbs and ballasts in working order.

10. Plumbing

- a. Plumbing tie-ins shall be provided for State's use for break room or other functions required by the Permitted Use.

11. HVAC

- a. Building common areas shall include heating, ventilation, and air conditioning systems in accordance compliance with current ASHRAE standards.
- b. All HVAC for the Leased Premises shall be installed with complete distribution to ceiling mounted diffusers and perimeter slot diffusers for exterior zones and distribution to VAV boxes for interior zones.

12. Building Directory

- a. If the Building has multiple tenants, Landlord shall provide a directory in the lobby of the Building.
- b. Landlord shall add Tenant's name to directory, and shall provide Tenant suite signage (suite entry door plaque or hall plaque, matching building graphics standards).

13. Keys

- a. Landlord shall supply Tenant with five (5) sets of keys at no cost. Additional keys shall be provided at Tenant's request at a reasonable cost. Keys should allow access to the Leased Premises, parking areas and other common areas of the Property.

14. Access Control

- a. Landlord shall provide new locks on all exterior doors and doors into common areas.
- b. Tenant may install card access to the Leased Premises at suite entry locations, fire stairs with access into the Leased Premises and interior doors within the Leased Premises compatible with the base building security system. Landlord to provide required infrastructure (ie electricity for system).
- c. Tenant may install keypad, pursuant to Tenant requirements, to the Leased Premises at approved entry and exit of Leased Premises. Landlord to provide required infrastructure (ie electricity for system). Landlord is required to purchase keypad system, but provide backup invoices for Tenant reimbursement.
- d. Tenant may install cameras or other security-related systems, pursuant to Tenant requirements, for the Leased Premises. Landlord to provide required infrastructure (ie electricity for system).
- e. Provide heavy-duty cylindrical hardware within suite and heavy duty mortised lockset at suite entry doors.
- f. Provide locksets on the following doors: offices, enclaves, communication rooms, utility rooms, storage/file rooms, network rooms.

INTERIOR BUILDOUT SPECIFICATIONS

1. Ceiling

- a. Existing ceiling tile and grid shall remain if these materials meet the Minimum Qualification Specification (Section e below) and are in good and attractive condition. Patch and repair grid as needed to accommodate demolition of walls. Replace any damaged or discolored tiles to match existing.
- b. Existing lighting shall be cleaned and re-lamped after construction. All lamps shall be the same color temperature. Coordinate the appropriate lamp color with the State.
- c. Provide 15'-20' whip at all above-ceiling junction boxes for power pole connections.
- d. Minimum ceiling heights shall be a minimum of 8 feet and be proportionate to the open area floor plate size.
- e. Acoustical Panel Ceiling Minimum Qualification Specifications:
- f. General Ceiling
 - i. Acoustical Panel Standard: Comply with ASTM E 1264.
 - ii. Metal Suspension System Standard: Comply with ASTM C 635.
 - iii. Attachment Devices: Size for five times the design load indicated in ASTM C 635, Table 1, "Direct Hung," Comply with seismic design requirements.
- g. Acoustical Panels
 - i. Color: White.
 - ii. LR: Minimum of 0.83.
 - iii. NRC: Minimum of 0.60, Type E-400 mounting according to ASTM E 795.
 - iv. CAC: Minimum of 33.
 - v. Modular Size: 24 by 24 inches (610 by 610 mm) or 24 by 48 inches (610 by 1220 mm).

2. Electrical and Communication

- a. Provide and install conduit, conductors, pull wires, boxes, cover plates, devices, etc., for all outlets as required by the Build Out Plans. All devices shall be a consistent color.
- b. Contractor shall be responsible for all coordination and final electrical connections for furniture (systems furniture, conference/training tables, etc.). Coordinate with State for specifics on wiring configurations. For general planning purposes, provide 1 circuit per every 2 standard workstations as required by the Build Out Plans.
- c. Provide 1 voice/data per standard workstation as required by the Build Out Plans.
- d. Provide 2 duplex power outlets and 1 voice/data per standard office as required by the Build Out Plans.
- e. Provide 2 duplex power outlets and 1 voice/data per enclave as required by the Build Out Plans.
- f. At minimum, all enclosed rooms (such as storage and file rooms) to have (2) convenience duplex power outlets as required by the Build Out Plans.
- g. Lighting and controls shall be properly zoned. Separate light switches for hardwall spaces shall be provided as required by the Build Out Plans.

3. Partitions

- a. All existing perimeter sill walls and core walls throughout space shall be freshly painted in an eggshell or satin paint finish.
- b. All new partitions to be 5/8" drywall and 3 5/8" metal studs with sound attenuation blankets inside the partition. Additional sound blankets to be provided above partitions on ceiling tile, 2'-0" on either side of all new or existing partitions not extending to the deck.
- c. Partitions around all new conference rooms, training rooms, break rooms, meeting rooms, and restrooms, shall extend to the deck. Sound attenuation blankets shall be provided inside the partition, seal all penetrations within partitions including power/data boxes and at the connection of the partition to the deck.
- d. Connections from partition to mullion will require an acoustically sealed connection.
- e. Finish partitions completely to floor.

4. Glazing

- a. All office, enclave, break room, and conference room front walls shall have a 3'-0" wide sidelite with ¼" clear tempered glass in 2" welded hollow metal frame with a solid core door (match building standard), and etched film on 3'-0" w full height sidelights. Framing for glass sidelights and windows shall be integral with doorframes and not separated by drywall.

5. Doors and Frames

- a. Interior doors shall match building standard height and finish; at a minimum, all doors shall be solid core, 7'-0" in height.
- b. Interior doorframes shall be 2" welded hollow metal steel, painted.
- c. All hardware shall match existing building standard finish. At a minimum, all hardware shall be lever handle. All doors shall include the following: doorstops, silencers, lever hardware, mortised ball bearing hinges. All office doors shall include a coat hook. In addition, pairs of doors shall include the following as determined by function: dummy trim, closer coordinators, flush bolts, dust proof strikes, ball catch (as required).
- d. All main entrance public access doors shall be metal frame glass storefront entrance type with double-pane glass. Exterior exit doors shall be metal framed with insulated flush type metal door. All exterior doors must be equipped with commercial grade closers and hardware.

6. Window Treatments

- a. All exterior windows shall be equipped with inside mount aluminum horizontal mini-blinds of color and quality acceptable to the State. State may determine that repair or replacement, in part or entirety, of existing blinds is acceptable.

7. Finishes

- a. Doors, frames, hardware, ceiling tile and grid and lights shall be reused if approved by the State.
- b. Carpet shall be modular tiles laid with low VOC adhesives. Carpet shall generally be laid in a monolithic, ashlar or brick laid pattern. Carpet shall not be laid in a quarter turn pattern unless noted specifically. If not replaced, existing floors must be cleaned as appropriate prior to Commencement.
- c. Carpet must meet the following minimum qualification specifications:
 - i. Products: All manufacturers to provide modular tile products as specified below and in addition to meeting the minimum requirements.
 - ii. Commercial Face Fibers: High performance premium branded Nylon required to be third party certified post-consumer recyclable and defined as a commercial grade nylon fiber from a carpet or fiber manufacturer nationally recognized by the flooring industry; the nylon fiber shall have a documented five (5) year minimum successful testing period; Note: OLEFIN FIBER IS NOT ACCEPTABLE.
 - iii. Pile Characteristic: Level-loop, Cut-and-loop pile, Shear-and-loop pile.
 - iv. Density: Minimum rating of 5,000 or higher.
 - v. Stitches: Minimum of 9 stitches per inch.
 - vi. Gage: 1/12 inch minimum.
 - vii. Surface Pile Weight: Minimum 20 oz. per square yard.
 - viii. Dye System: Minimum of 50% solution dyed or yarn dyed (Type 6, Type 6,6 or proven equal).
 - ix. Backing System: Provide applicable backing system based on carpet type/brand selected.
 - x. Size: 24 by 24 inches (610 by 610 mm) or larger.
 - xi. Applied Soil-Resistance Treatment: Duratech, Protech, or equal (specify with proposal).
 - xii. Antimicrobial Treatment: Manufacturer's standard material according to AATCC174.
- d. Provide 4" coved rubber base in areas specified to receive new flooring. All base shall be continuous roll base (not 4' segments).
- e. All walls to have one prime coat and 2 finish coats of eggshell or satin finish. Door and window frames shall have semi-gloss finish. Drywall ceilings shall have flat finish. State may determine that only touch up is required. New paint may be required for short-term leases.
- f. Where identified as laminate finish on casework, use color core laminates for exposed surfaces for doors, drawers, counter tops and splashes. The underside of all vertical laminate panels in wet areas shall receive a laminate or pvc edge to prevent water from wicking up through laminate panel substrates. Counters and splashes shall be thoroughly caulked to walls and countertops using clear silicone caulk.

8. Break Rooms

- a. Finishes: VCT floor tile in a floor pattern using 3 different colors, plastic laminate base and wall cabinets. New floor tile must be waxed and sealed prior to Commencement. Upon State determination, if existing floor tile is not replaced, existing floor tile must be waxed and sealed prior to Commencement.
- b. Provide double bowl, under mount stainless steel sink with hot/cold water.
- c. Provide dedicated outlets for refrigerators, microwaves, and (2) coffee makers. Provide (3) standard wall duplex outlets at 42" AFF in kitchen area. Provide (2) additional wall outlets at other walls for convenience purposes.

9. Copy Rooms / Areas

- a. Finishes: VCT flooring, plastic laminate base and wall cabinets, plastic laminate countertop. Cabinetry shall be sufficient to meet the needs of the Tenant at its sole discretion. New floor tile must be waxed and sealed prior to Commencement. Upon State determination, if existing floor tile is not replaced, existing floor tile must be waxed and sealed prior to Commencement.
- b. Provide (2) wall duplex outlets (one circuit) and (2) voice/data outlets at 42" AFF in work area.

10. Telecom Rooms

- a. Finishes: VCT flooring, 4" rubber base. New floor tile must be waxed and sealed prior to Commencement. Upon State determination, if existing floor tile is not replaced, existing floor tile must be waxed and sealed prior to Commencement.
- b. Walls shall extend to deck; no lay-in ceiling.
- c. A minimum of a half-ton (5,000 BTU's) of cooling for coverage of equipment is required. Stand-alone mechanical unit is preferred. If stand-alone is not possible, then the space should be removed from the EMS and have VAV-type controls.
- d. Provide at least a 3" conduit from the interior telecom room or non-common space to an exterior right of way or utility easement for new service provider connection. Coordinate with service provider.
- e. Each telecom room should be a minimum of 8' x 10' in size, with one room per 15,000 square feet of usable space. Telecom rooms shall align vertically if in a multiple-floor facility.
- f. Doors to telecom rooms shall open out into the corridor, if possible. If this is not possible, then locate the door in an area with minimal clearance impact.
- g. Provide at least (2) dedicated quad outlets, 110 volt, 20 amp circuits, in addition to the normal service outlets.
- h. The State cabling contractor, at State's expense, shall install a grounding bus bar and place correctly-sized conductor back to the main panel for facility personnel to connect.
- i. Telecom rooms do not include space for building/energy automation/management, life safety controls, or security, audio, or CC/CATV systems.

11. Conference Rooms

- a. All conference rooms that seat (8) people or more shall have (2) power and voice/data outlets. Larger Conference rooms of greater than (18) people shall have (4) power and (2) voice/data outlets.
- b. Lighting switching shall provide flexibility for a variety of scene configurations for different presentations and meetings. Fixtures shall provide both ambient lighting to the table as well as accent wall wash lighting at the perimeter of the room.
- c. Coordinate placement of switches, AV screens, furniture, & doors so as to avoid conflicts when components are in use.

12. Restrooms

- a. Finishes: VCT flooring, 4" rubber base. New floor tile must be waxed and sealed prior to Commencement. Upon State determination, if existing floor tile is not replaced, existing floor tile must be waxed and sealed prior to Commencement.
- b. All restrooms shall be equipped with liquid soap dispensers and mirrors, and either paper towel dispensers or hand blow dryers.
- c. Provide a floor drain in each restroom.

13. Janitor Closet

- a. Finishes: VCT flooring, 4" rubber base. New floor tile must be waxed and sealed prior to Commencement. Upon State determination, if existing floor tile is not replaced, existing floor tile must be waxed and sealed prior to Commencement.
- b. Provide storage for equipment, materials, and supplies, in a minimum 25 sf room.
- c. Provide service sink with hot and cold water and a floor drain.

14. Building Interior

- a. Provide (accessible) chilled drinking fountains as per code requirements. If it is deemed necessary to replace existing or incorporate additional drinking fountains, equipment shall be able to accommodate a water bottle refill component.
- b. Provide evacuation maps and other interior signage as required and requested by the State. Coordinate locations with the State. May be required for short-term leases.

15. Building Exterior

- a. Provide exterior canopies at all building entrances and exits, as well as a vestibule/airlock at all public entrances.
- b. Provide exterior signage and dumpster access. May be required for short-term leases.
- c. Hard-surface exterior walkways shall be provided to connect all Building entrances and exits to on-site parking lots or other hard-surfaced areas