

EXHIBIT B

AGENCY'S SPECIAL REQUIREMENTS

12-22-16

1. Pandemic Area of Warehouse Air Conditioning Requirements:

- a. The Pandemic Area of warehouse shall be 4,900 NUSF of the total warehouse space, which shall receive cooling at all times (24 hrs. a day, 365 days a year). The temperature of the Pandemic Area shall be maintained at 72 degrees F, + or - 1 degree F, with humidity control range from 20% to 60% relative humidity, regardless of outside temperature or seasonal changes.
- b. Provide remote monitoring of temperature in Pandemic Area of warehouse. An alarm shall be transmitted when the temperature in the space is 75 degrees F or above, or A/C unit is down. The Lessor shall be responsible for the cost of remote monitoring, any required phone lines, etc.
- c. Only the cost required to upgrade the warehouse air conditioning system to meet the above requirements shall be included in the Tenant Improvement cost proposal.

2. Environmental Management Service Area of Warehouse Air Conditioning Requirements:

- a. The Environmental Management Service shall occupy the balance of space in the warehouse, not occupied by the Pandemic Area. The Environmental Management Service area of the warehouse shall receive cooling at all times (24 hrs. a day, 365 days a year). The temperature of the Environmental Management Service area shall be maintained at 80 degrees F for cooling, 68 degrees F for heating, and a maximum humidity of 60%, regardless of outside temperature or seasonal changes.
- b. The temperature requirements for the Environmental Management Service area of the warehouse are within the standard HVAC parameters found in the market. Therefore, there should be no cost included in the Tenant Improvement cost proposal.

3. Telephone/Data Room Air Conditioning Requirements

- a. Provide a backup Split A/C system for the Telephone/Data Room, with thermostat control, capable of maintaining the internal space between 32.8

degrees C (60 degrees F) and 22.2 degrees C (72 degrees F), with humidity control. The relative humidity shall not exceed 50 percent. Air Conditioning shall be provided 24 hrs. a day, 365 days a year. Minimum cooling requirement is 12,000 BTU/H. Split A/C system shall be remotely monitored for loss of power or temperature exceeding 72 Degrees F.

4. Fire Sprinkler System:

- a. The entire warehouse building shall be protected throughout by an automatic fire sprinkler system(s). Automatic fire sprinkler system(s) shall be installed in accordance with the requirements of NFPA 13, Standard for the Installation of Sprinkler Systems that was in effect on the actual date of installation. Automatic fire sprinkler system(s) shall be maintained in accordance with the requirements of NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-based Fire Protection Systems (current as of the Lease Award Date).

5. Fire Alarm System:

- a. Provide a code compliant building-wide fire alarm system that shall report to an offsite monitoring company. Provide a manual pull station adjacent to each exterior door man door. Provide heat detectors, smoke detectors, duct mounted smoke detectors, etc. Fire sprinkler system shall have water flow switch and tamper switch on valve. Building owner shall be responsible for cost of offsite monitoring and cost of two phone lines for monitoring.
- b. The fire alarm system shall be installed in accordance with the requirements of NFPA 72, National Fire Alarm and Signaling Code that is in effect on the actual date of installation.
- c. Fire alarm systems shall be maintained in accordance with the requirements of NFPA 72, National Fire Alarm and Signaling Code (current as of the Lease Award Date).
- d. The fire alarm system shall transmit all fire alarm signals to the local fire department via any of the following means: directly to the local fire department, to the (911) public communications center, to a central station, to a remote supervising station, or to a proprietary supervising station.
- e. If the Building's fire alarm control unit is over 25 years old as of the date of award of this Lease, Lessor shall install a new fire alarm system in

accordance with the requirements of NFPA 72, National Fire Alarm and Signaling Code (current as of the Lease Award Date), prior to Government acceptance and occupancy of the Space.

6. Doors and Hardware:

- a. Provide a man door in each area adjacent to the overhead coiling doors. The man doors shall be a minimum of 3'-0" W X 7'-0" H. Doors shall have deadbolt with thumb turn on the inside, door pull, and a card reader as specified in the security requirements of the Lease. Man doors shall be weather tight and shall open outward. Heavy duty hinges, pivots, and pins shall be installed in a manner which prevents removal when the door is closed and locked. Doors shall be heavy duty, flush, #16-gauge hollow steel construction, and fully insulated. Hollow steel doors shall be at least 1-3/4 inches thick. Door assemblies shall be of durable finish and shall have an aesthetically pleasing appearance acceptable to the LCO. The opening dimensions and operations shall conform to the governing building, fire safety and accessibility for the disabled. Fire door assemblies shall be listed and labeled. Labels on fire door assemblies shall be maintained in a legible condition. Fire door assemblies and their accompanying hardware, including frames and closing devices shall be installed in accordance with the requirements of NFPA 80, Standard for Fire Doors and Other Opening Protectives. Doors shall not be locked in the direction of egress unless equipped with special locking hardware in accordance with requirements of NFPA 101 or the International Building Code (IBC) as of the Award Date of this Lease.
- b. Provide door mutes on frames and door stops.
- c. If man doors are existing, then only cost to be included in the Tenant Improvement cost proposal is the cost for upgrading the hardware to meet the above requirements.

7. Exterior Walls and Interior Subdividing Walls:

- a. There shall be a permanent subdividing partition dividing the 4,900 NUSF Pandemic Area space from the Environmental Management Service space. Subdividing partition shall extend from the structural floor slab to the structural ceiling and shall be insulated, reinforced masonry.
- b. The maximum flame spread and smoke developed index for insulation shall meet the requirements of the applicable local codes and ordinances (current as of the Lease Award Date) adopted by the jurisdiction in which the Building is located. Insulation installed with this project shall not be material

manufactured using chlorofluorocarbons (CFCs), nor shall CFCs be used in the installation of the product. Insulating properties for all materials shall meet or exceed applicable industry standards. Polystyrene products shall meet American Society for Testing and Materials (ASTM) C578 91. All insulation shall be low emitting with not greater than .05 ppm formaldehyde emissions.

8. Floors and Floor Load:

- a. All adjoining floor areas shall be of a common level, and meet ASTM Standard E1155, with a minimum levelness of **Ff35** and **FL25. 250 pounds per square foot**. Lessor shall provide written certification of the floor load capacity, at no cost to the Government, by a registered Professional Engineer. Lessor shall provide calculations and structural drawings at no cost to the Government, by a registered Professional Engineer.
- b. Floor Hardeners or coatings shall be utilized to achieve the wear performance for Class 3, light abrasion from rubber tires and foot traffic. Coatings, such as polyurethanes membranes are only acceptable for Class 3. Should hardeners be required then nano-lithium silicates or other environmentally friendly practices shall be employed.

9. Drinking Fountains:

- a. Lessor shall provide one chilled water fountain for each of the two areas of the warehouse. The fountains shall comply with Section F211 of the Architectural Barriers Act Accessibility Standard.

10. Restrooms:

- a. Lessor shall provide at its cost, restroom facilities which are handicap accessible, in each of the two sections of the warehouse. Restrooms shall be unisex.
- b. Each restroom shall contain the following:
 - 1. An enclosed stainless steel toilet paper dispenser in each water closet stall that will hold at least two rolls and allow easy, unrestricted dispensing.
 - 2. A coat hook on the inside face of the door to each water closet stall.

3. One modern paper towel dispenser, soap dispenser, and waste receptacle for each restroom.
4. A disposable toilet seat cover dispenser.
5. Restrooms shall be properly exhausted to the exterior, with a minimum of 10 air changes per hour. The exhaust fan shall be switched with the room light switch.
6. Provide two each grab bars at toilet.
7. Vitreous china floor mounted toilet.
8. Vitreous china 21" X 18" nominal size lavatory.
9. A privacy lock on the door.

11. Telephone/Data Room:

- a. 10' X 10' room shall be provided for the purposes of terminating telecommunications service into the Building. . Telecommunications room shall be enclosed with metal studs with $\frac{3}{4}$ " gypsum board on each side. Room shall have a hard ceiling at a minimum of 9' AFF. The room shall not be used for storage or any other purposes. Room shall have door fitted with an automatic door-closer and deadlocking latch bolt with a minimum throw of $\frac{3}{4}$ inch and inside thumb turn, storeroom lockset, and dual authentication card reader specified in Security Requirements. Card reader shall release storeroom lockset Provide fire treated plywood backboard on one wall extending from 1' AFF to 9' AFF, 4' wide.
- b. All vents, ducts, and similar openings in excess of 96 square inches (620 cm²) that enter or pass through space shall be protected with either bars or grills. If one dimension of the duct measures less than six inches (150 mm) or duct is less than 96 square inches (620 cm²), bars are not required.. If bars are used, they must be $\frac{1}{2}$ inch (12.7 mm) diameter steel welded vertically and horizontally six (6) inches (150 mm) on center; if grills are used, they must be of 9-gauge expanded steel.

- c. Lessor shall provide two, 2 inch conduits, with pull strings, from telecommunications room to utility company demarc location at property easement. Conduits shall be terminated at demarc as required by utility company.
- d. Provide a copper ground bus, attached to plywood backboard, and connect to building ground. Ground bus shall be 1/8" thick minimum, 2" W X 6" L.
- e. Provide a rack mounted UPS battery backup unit with 208V input and 120/208V output. UPS shall provide backup for four hours. UPS shall have two 120V, 30A outputs and two 208V, 20A outputs. UPS shall provide battery backup for 120V and 208V receptacles that are mounted at top of racks. UPS shall be manufactured for use with telecommunications equipment. UPS shall have brownout, surge and transient protection, precision output voltage regulation, input power factor correction, pure sine wave output, and eliminates generator frequency and voltage drift.
- f. Provide one (1) standard 19" relay rack, floor mounted type, assembled, and anchored to floor.
- g. The government shall provide and install a telephone handset in each section of the warehouse. The Lessor shall provide a Cat 6 cable from a lessor provided patch panel in the top of the 19" rack to each phone location. Phone cables shall be terminated on each end and shall be labeled by Lessor. Provide a wall mounted telephone outlet at each location for mounting and connection of a wall mounted telephone. Each telephone outlet shall consist of a blank, and three data multi pin jacks for a triplex outlet, mounted with a faceplate that shall be industrial grade plastic with clear permanent labels. Lessor shall terminate incoming copper cable from utility company on 110 blocks mounted on plywood backboard.
- h. One (1) each 20-amp double-duplex (quad) electrical outlets, each on a dedicated circuit, and two (2) each 208 volt, twist lock, receptacles at the top of each standard rack, each on a dedicated circuit.

12. Overhead Doors:

- a. Provide industrial grade overhead roll up coiling door for each warehouse section. Roll up doors shall be a minimum of 8' wide by 10' high. Weather-tight seals shall be provided around all 4 sides of both

doors. Doors shall be fully weather-stripped and include an electric operator and manual chain hoist operation. Operator controls shall be located on the secure (interior) side of the opening and shall incorporate a cylinder lock operated by a card reader. Provide safeties, including door edge sensors. Overhead door(s) shall not have vision lights. Provide a heavy duty vinyl strip air curtain for each warehouse section overhead door.

- b. Only cost required, if necessary, to upgrade existing overhead doors to meet above requirements shall be included in Tenant Improvement cost proposal.

13. Roof Access:

- a. Any access to roof shall be secured to prevent unauthorized access.

14. Fire Extinguishers:

- a. Lessor shall provide, inspect, and maintain two (2) each portable fire extinguishers, in each subdivided area, in accordance with NFPA No. 10. Large Capacity dry chemical extinguishers of 10 lbs. or greater and a discharge rate of 1 lb/sec or more shall be provided. Fire extinguishers shall be installed on wall mounted support bracket. Lessor is responsible for code required testing and inspection of fire extinguishers.