EXHIBIT C

SECURITY REQUIREMENTS
12-22-16

1. Intrusion Detection System:

The installation and maintenance of an alarm security system shall be accomplished by the Lessor through a contractual arrangement with a commercial security firm to be approved by the Contracting Officer.

The building alarm system shall meet UL 639 Intrusion Detection Standard. The intrusion detection alarm system shall detect entry into the building. Intrusion detection system must have the following essential features:

1) An internal, automatic charging DC standby power supply and a primary AC power operation. The Lessor is responsible for providing the 120 volt circuits for this equipment. Power supply voltage shall be in the range of 13.2 – 13.7 volts.

2) A central monitoring panel, with activation/deactivation code shall be installed adjacent to the main entry door for each section of the warehouse. Both sections of warehouse can be covered by one system if each warehouse section can be partitioned off in the system, such that activation or deactivation of the system in one section does not affect the other warehouse section.

3) An automatic reset capability following intrusion detection.

4) Broadcast a "local alarm". Local alarm level shall be 80dB (min.) to 90dB (max) up to 100 feet from the protected building

5) An integral capability for the attachment of wiring for remote alarm and intrusion indication equipment. Provide a Cat 6 cable from the central monitoring panel to a Lenel relay panel in Telephone/Data Room.

Installation Notes:

a) Intrusion detector alarms shall be remoted to a commercial security alarm-monitoring firm, a local police department, or a security office charged with building security with 24-hour coverage at the discretion of the Contracting Officer. Lessor is responsible for the cost of the security alarm monitoring. The remoted alarms will be in addition to the locally broadcast alarms in the protected areas. The Lessor is responsible for the cost of two phone lines for the intrusion alarm system remote monitoring.

b) A motion detector shall be installed in the Telephone/Data room. Motion detectors shall be installed for full building coverage. Provide door contacts on the Telephone/Data room and all exterior doors of the building, including roll up doors.

NOTE: Intrusion detection equipment that operates on the principle of narrow-beam interception, microwave, or photoelectric eyes is **UNACCEPTABLE.**

2. Physical Access Control System:

a. The PACS system shall include, but not be limited to: card readers, keypads, biometrics, electronic locks, electromagnetic locks and strikes. PACS devices shall be used for the purpose of controlling access and monitoring building entrances, and Telephone/Data Room.

b. PACS shall be manufactured by Lenel OnGuard, or approved equal. Card reader equipment and security panels shall be located in a Telephone/Data Room. PIV Class, R40EKNR, SRD Model R40E, Model 920NHRNEK0004, 13.56 MHZ only, card readers shall be used on all man doors and roll up doors. A PIV Class, RPK40EKNR, Model RPK40-H, Model 921PHRNEK0002D, 13.56 MHZ only card reader shall be installed on the Telephone/Data room door. The card access system shall be HSPD-12/FIPS 201 compliant. The system shall be able to operate and process PIV/HID cards on a 200 bit string-pattern. PIV Card Readers shall come from the manufacturer set to 200 bits. The issue code variable, vendor code, and credential number of the PIV card shall be processed upon the granting of area access. The card reader power supply must be between 13.2 – 13.7 volts. The Physical Access Control System (PACS) shall comply with the requirements of Department of Veterans Affairs, Office of Operations, Security, and Preparedness, HSPD-12 Program Management Office, Physical Access Control System (PACS) Requirements, Version – 1.0, December 22, 2010. Lessor must have prior approval from VA IT, through the Contracting Officer's Representative (COR) to connect to the VA data network.

c. Cables for the PACS system hardware shall be 22 AWG 6 Cond STR BC, OAS Plenum White – 3 x twisted pair in single jacket, or approved equal. Cables installed for connection of hardware shall be installed to the Telephone/Data Room and connected to a control panel manufactured by Lenel, or approved equal. A CAT 6 cable shall be installed from the Lenel control panel to the Telephone/Data Room rack and connected to VA provided equipment by VA.

d. The following components for the PACS system shall be furnished and installed by the Lessor:

Lenel Control Board: LNL-2220

Card Reader: HID RPK40-H, 200 bit, Model #921PHRNEKOOO2D (dual-factor)

Card Reader HID R40EKNR, 200 bit, SRD Model R40E, Model #920NHRNEK0004

Lenel Wall Cabinet: 12" x 16" Lenel-CTX

Power Supply/Charger: Altronix AL400ULX (12 volts selected)

Power Distribution: Altronix PD8 (8) fused outputs

12 Volt sealed battery

Electric Strike – HES 5200 or HES 1006

REX and Door Contacts must be included

Card Reader Wire: 22 AWG 6 Cond STR BC, OAS Plenum White – 3 x twisted pair in single jacket.

Electric Strike Wire: Standard 18/2

Door Contacts: Standard 22/2

REX: Standard 22/4

e. The power supply, power distribution, and LNL-2220 can be housed in the same cabinet.

f. Lessor shall conduct a semi-annual battery test of all batteries in the card access system. All batteries that test outside of the card access system manufacturer's recommended parameters for battery voltage shall be replaced by Lessor. Lessor shall provide a report to the VA semi-annually certifying that all batteries in the system have been tested and shall list location, system component, and battery reading for all replaced batteries.

g. Lessor shall provide the following information to the VA:

- Operating bit pattern used by card access system.
- List of specific location of all batteries in system, size and type of battery.
- Specific location of all system components
- Schematic diagram of system and components

- Specify software that is used by card access system.

3. Security Camera System:

An SSTV Camera System shall be provided to monitor activities in the interior and exterior of the building at locations designated by Government.

The SSTV System shall include two (2) each exterior fixed, IP type, high definition, motion activated cameras, four (4) each interior, fixed, IP type, high definition, motion activated, cameras, power, cabling, etc. System shall include all services, lines, equipment, accessories, fittings, connectors, etc. necessary to provide a fully functioning system. Security System Software shall be provided by the Government, except for NVR software. SSTV system shall be Bosch or approved equivalent. Power for cameras shall be provided at each camera location, in lieu of power provided from a central piece of equipment.

Provide one (1) each interior, fixed, IP type, high definition, motion activated camera, with security globe in Telephone/Data Room. Provide cable for connection of camera to VA network. Camera shall be mounted such that it monitors the interior of the doorway.

Provide Cat 6 cables from camera locations to Telephone/Data Room for connection to the VA Network. Provide a Cat 6 cable from NVR to VA Network. Both ends of cables shall be labeled to identify camera location.

Provide one (1) each Lenel, or approved equal, NVR, Model #DVC-KO-B-A00-01-2T, low profile chassis (DVC-LP), with one (1) 2 TB data drive, LNVR software, and Windows 7, 64 bit operating system, all installed. Provide one (1) each UPS unit for the NVR, Tripp Lite, or approved equal, UPS Systems Model No. BP48V242U 2U, external 48V rack/tower battery pack, or approved equal. NVR shall be located in Telephone/Data Room.