

**Exhibit A**  
**VA Lowell, MA Succeeding Lease Statement of Work (SOW)**

<u>Location</u>	<u>Facility Type</u>	<u>Size (NUSF)</u>
Lowell, MA	Community-Based Outpatient Clinic (CBOC)	35,163

**Date:** July 10, 2017

#### **A. Purpose - Generally**

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The U.S. Department of Veterans Affairs (VA) owns and operates a nationwide system of health care facilities dedicated to serving Veterans of U.S. military services. VA's leased clinics make up a significant portion of the clinical facilities that provide medical care to our Nation's Veterans. This Scope of Work (SOW) provides information on the tasks that VA will require JACO Lowell Realty, Inc. to complete prior to the commencement of the new succeeding lease at 122-130 Marshall Road, Lowell, Massachusetts.

#### **B. AE Scope of Work (SOW)**

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##### **General Information**

VA has identified the following items at the Lowell Community Based Outpatient Clinic which require updating, replacement or repair. These items include:

##### **Project requirements:**

- Concrete Sidewalk Repair/Replacements
- Parking Lot Re-seal and Restripe
- Repair & Repaint Guard Rails along the entry road
- Modify Drains/Downspouts Front - reroute underground
- Repaint Exterior Doors as required
- Repair floor crack in PT Room
- Properly remove the bird's nest at the front entrance and install barriers to future nesting
- Pressure wash the rusted areas on the brick façade around the building.

##### **Project considerations:**

The minimum required number of parking spaces for the Lowell, MA Community Based Outpatient Clinic is 95 spaces. However, due to increased demand for Veterans medical services, more Veterans moving to the Lowell, MA and surrounding area, additional parking is highly desirable. VA would like to evaluate a Parking Feasibility Study to accommodate additional future parking. The feasibility options would include narrower re-striping, to create a few more spaces, adding marked parking spaces on one or both sides of the road leading to the Lowell, MA clinic, and lastly additional land acquisition for parking expansion. This is only a suggested proposal to evaluate the feasibility and not a required improvement at the point.

1. VA-PROVIDED INFORMATION: VA will direct the lessor to contact Mr. Ed McCarthy (FACILITY ENGINEER) at the Lowell Community Based Outpatient Clinic prior to beginning any work. Mr. Ed McCarthy will provide the lessor assistance to any questions pertaining to the work described above.
2. POST-WORK REVIEW: The lessor will meet with (VA FACILITY ENGINEER) or a VA representative at the local facility after the completion of all work for final inspection and written approval.

### C. Other Information

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- VA's SOW is intended to be an addendum to the succeeding lease (accompanied). As both documents are meant to be all inclusive.