

Delete paragraph 1.07 of the Lease (Form L100) in its entirety and replace with the following:

1.07 DOCUMENTS INCORPORATED IN THE LEASE (OCT 2018)

The following documents are attached to and made part of the Lease:

DOCUMENT NAME	No. of Pages
Lease No. GS-XXP-LXXXXXXX (Form L100)	
Appendix A.1 – Program for Design	23
Appendix A.2 – Room Contents List	52
Appendix B – Design Drawings	1
Appendix C – Design Narrative & FSL II – Facility Security Level II (Security Requirements)	17
Appendix D – Lease Code Compliance	1
Appendix E – IT Specifications	15
GSA Form 1217 – Lessor’s Annual Cost Statement	3
VA Handbook 6500 (Appendix D) – VA Rules of Behavior	9
VA Handbook 6500.6 – Information Security Program	3
GSA Form 3516 – Solicitation Provisions	5
GSA Form 3517B – General Clauses/Modified General Clauses	20
Suffolk County Wage Determination – Labor Standards Provision	52
Offeror’s Technical Proposal	
Revision(s) to Lease Issued Under RLP Amendment Number(s) X	

Delete paragraphs 5.15 of the Lease (Form L100) in its entirety and replace with the following:

5.15 TELECOMMUNICATIONS: DISTRIBUTION AND EQUIPMENT (OCT 2018)

Telecommunications floor or wall outlets shall be provided as part of the TIs. At a minimum, each outlet shall house two (2) category 6a 8P8C outlets active for telephone/data in an eight (8) position faceplate mounted on a dual gang workbox as illustrated in Appendix E. The Lessor shall ensure that all outlets and associated wiring, copper, coaxial cable, optical fiber, or other transmission medium used to transmit telecommunications (voice, data, video, Internet, or other emerging technologies) service to the workstation shall be safely concealed under raised floors, in floor ducts, walls, columns, or molding. All outlets/junction boxes shall be provided with rings and pull strings to facilitate the installation of cable. Some transmission medium may require special conduit, inner duct, or shielding as specified by the Government.

Delete paragraphs 5.17 of the Lease (Form L100) in its entirety and replace with the following:

5.17 DATA DISTRIBUTION (OCT 2018)

The Lessor shall be responsible for the cost of purchasing and installing data cable. The Lessor shall safely conceal data outlets and the associated wiring used to transmit data to workstations in floor ducts, walls, columns, or below access flooring. The Lessor shall provide as part of the TI, outlets with rings and pull strings to facilitate the installation of the data cable. When cable consists of multiple runs, the Lessor shall provide ladder type or other acceptable cable trays to prevent Government-provided cable coming into contact with suspended ceilings or sprinkler piping. Cable trays shall form a loop around the perimeter of the Space such that they are within a 30-foot horizontal distance of any single drop.

Delete paragraph 5.18 of the Lease (Form L100) in its entirety and replace with the following:

5.18 ELECTRICAL, TELEPHONE, DATA FOR SYSTEMS FURNITURE (OCT 2018)

A. The Lessor shall provide as part of the TIs separate data, telephone, and electric junction boxes for the base feed connections to Government provided modular or systems furniture, when such feeds are supplied via wall outlets or floor penetrations. When overhead feeds are used, junction boxes shall be installed for electrical connections. Raceways shall be provided throughout the furniture panels to distribute the electrical, telephone, and data cable. The Lessor shall provide all electrical service wiring and connections to the furniture at designated junction points. Each electrical junction shall contain an 8-wire feed consisting of 3 general purpose 120-V circuits with 1 neutral and 1 ground wire, and a 120-V isolated ground circuit with 1 neutral and 1 isolated ground wire. A 20-ampere circuit shall have no more than 8 general purpose receptacles or 4 isolated ground "computer" receptacles.

B. The Lessor shall be responsible for the cost of purchasing data and telecommunications cable. Said cable shall be installed and connected to systems furniture by the Lessor/contractor with the assistance and/or advice of the Government or computer vendor. The Lessor shall provide wall mounted data and telephone junction boxes, which shall include rings and pull strings to facilitate the installation of the data and telecommunications cable. When cable consists of multiple runs, the Lessor shall provide ladder-type or other acceptable cable trays to prevent cable from coming into contact with suspended ceilings or sprinkler piping. Cable trays shall form a loop around the perimeter of the Space such that they are within a 30-foot horizontal distance of any single drop. Said cable trays shall provide access to both telecommunications data closets and telephone closets.

C. The Lessor shall furnish and install suitably sized junction boxes near the "feeding points" of the furniture panels. All "feeding points" shall be shown on Government approved design intent drawings. The Lessor shall temporarily cap off the wiring in the junction boxes until the furniture is installed. The Lessor shall make all connections in the power panel and shall keep the circuit breakers off. The Lessor shall identify each circuit with the breaker number and shall identify the computer hardware to be connected to it. The Lessor shall identify each breaker at the panel and identify the devices that it serves.

D. The Lessor's electrical contractor must connect power poles or base feeds in the junction boxes to the furniture electrical system and test all pre-wired receptacles in the systems furniture. Work shall be coordinated and performed in conjunction with the furniture, telephone, and data cable installers. Much of this work may occur over a weekend on a schedule that requires flexibility and on-call visits. The Lessor must coordinate the application of Certification of Occupancy with furniture installation.

Delete paragraph 6.05 of the Lease (Form L100) in its entirety and replace with the following:

6.05 HEATING AND AIR CONDITIONING (OCT 2018)

A. In all office areas, temperatures shall conform to local commercial equivalent temperature levels and operating practices in order to maximize tenant satisfaction. These temperatures shall be maintained throughout the leased Premises and service areas, regardless of outside temperatures, during the hours of operation specified in the Lease. The Lessor shall perform any necessary systems start-up required to meet the commercially equivalent temperature levels prior to the first hour of each day's operation. At all times, humidity shall be maintained below 60% relative humidity.

B. During non working hours, heating temperatures shall be set no higher than 55° Fahrenheit. Air conditioning shall only be provided when necessary to maintain the relative humidity requirements and to return Space temperatures to a suitable level for the beginning of working hours. Thermostats shall be secured from manual operation by key or locked cage. A key shall be provided to the Government's designated representative.

C. Thermal comfort. During all working hours, comply with the latest edition of ASHRAE Standard 55, Thermal Comfort Conditions for Human Occupancy.

D. Warehouse or garage areas require heating and ventilation only. Cooling of this Space is not required. Temperature of warehouse or garage areas shall be maintained at a minimum of 50° Fahrenheit.

E. The Lessor shall conduct HVAC system balancing after any HVAC system alterations during the term of the Lease and shall make a reasonable attempt to schedule major construction outside of office hours.

F. Normal HVAC systems' maintenance shall not disrupt tenant operations.

G. **400** ABOA SF of the Premises (2 rooms at 200 ABOA SF each) shall receive cooling at all times (24 hrs a day, 365 days a year) for purposes of cooling the designated server room. The peak BTU output of this room is established as **32,600** BTU per hour. The temperature of this room shall be maintained at **68** degrees F, with humidity control not to exceed 60% relative humidity, regardless of outside temperature or seasonal changes (See Appendix E. for additional specifications and requirements for each room).