

ATTACHMENT 8

REVISED LEASE PARAGRAPH - SECURITY FOR NEW CONSTRUCTION

(Applies to Global and Warehouse Models)

ACTION REQUIRED: USE THE FOLLOWING PARAGRAPH ONLY WHEN A NEWLY CONSTRUCTED BUILDING IS THE ONLY SOLUTION THAT WILL MEET THE CUSTOMER'S NEEDS AND EXISTING BUILDINGS ARE NOT COMPETING. OTHERWISE, DELETE.

NOTE: PARAGRAPH MUST BE ADDED BACK IN VIA RLP AMENDMENT IF, AT ANY POINT PRIOR TO FPR, THE GOVERNMENT ONLY HAS OFFERS FOR NEW CONSTRUCTION.

SECURITY FOR NEW CONSTRUCTION (AUG 2021)

A. DESIGN-BASIS THREAT – The Design-Basis Threat (DBT) is the profile and estimate of the threats to a Government facility across a range of specific undesirable events and serves as the basis for determining appropriate security standards. The Lessor's technical consultant(s) shall work in conjunction with the Government, including the Federal Protective Service (FPS), to apply the DBT to the post-award risk assessment. The risk assessment identifies recommended countermeasures and security design features that achieve the minimum baseline level of protection for a particular facility. The baseline level of protection may be further customized to address facility-specific conditions. The Lessor is responsible for providing countermeasure provisions outlined in the attached FSL document, as well as for additional items identified during the post-award risk assessment. Any additional countermeasures identified during this assessment shall be priced as BSAC.

B. Prior to occupancy, the Lessor shall provide a written certification from a licensed professional engineer with formal training in structural dynamics and experience with accepted blast resistant design, verifying that the Building conforms to a minimum of:

1. Window glazing, with a performance condition appropriate to the identified Facility Security Level.

2. Setback distance, measured from the face of the Building's exterior to the protected/defended perimeter (i.e., any potential point of explosion). This means the distance from the Building to the curb or other boundary protected by bollards, planters, or other street furniture. Such potential points of explosion may be, but are not limited to, such areas that could be accessible by any motorized vehicle (i.e., street, alley, sidewalk, driveway, parking lot).

3. Lobbies, mailrooms, and loading docks shall not share a return-air system with the remaining areas of the Building. The Lessor shall provide lobby, mailroom, and loading dock ventilation systems outside air intakes and exhausts with low

leakage, fast acting, isolation dampers that can be closed to isolate their systems. Dedicated HVAC shall be required for mailrooms only when the Government specifically requires a centrally operated mailroom. On Buildings of more than four stories, air intakes shall be located on the fourth floor or higher. On Buildings of three stories or less, air intakes shall be located on the roof or as high as practical. Locating intakes high on a wall is preferred over a roof location.

4. Blast Resistance Requirements

ACTION REQUIRED: USE APPROPRIATE VERSION, DEPENDING UPON FSL LEVEL. DELETE FOR FSL I.

VERSION 1: USE FOR FSL II:

i. Façade and Structure: Lessor shall use construction materials which have inherent ductility, and which are able to respond to load reversals (e.g., cast in place reinforced concrete column construction).

ii Progressive Collapse: Lessor shall use construction materials which have inherent ductility, and which are ~~better~~ able to respond to load reversals (e.g., cast in place reinforced concrete and steel construction).

iii Under Building Parking: Lessor shall use construction materials which have inherent ductility, and which are able to respond to load reversals (e.g., cast in place reinforced concrete and steel construction).

VERSION 2: USE FOR FSL III:

i. Façade and Structure: Lessor shall provide a balanced design approach to ensure a ductile mode of failure is achieved. The wall elements and their anchorage should fully develop the capacity of the glazing system.

ii Progressive Collapse: For buildings higher than 3 stories, the Lessor shall use the following measures in accordance with the post-award DBT analysis to prevent progressive collapse or the loss of any single exterior column or load-bearing wall: a combination of setback, site planning, façade hardening, and structural measures.

iii Underground Parking: Lessor shall implement architectural or structural features, or other positive countermeasures (e.g., vehicle screening) that deny contact with exposed primary vertical load members in these areas. A minimum standoff of at least 150 mm (six inches) from these members is required.

VERSION 3: USE FOR FSL IV:

i. Façade and Structure: Lessor shall use a combination of setback, site planning, façade hardening, and structural measures to provide a medium level of façade protection.

ii Progressive Collapse: For buildings higher than 3 stories, Lessor shall use a combination of the following measures in accordance with the post-award DBT analysis, to prevent progressive collapse or the loss of any single exterior column or load-bearing wall: setback, site planning, façade hardening, and structural measures. Interior columns shall also be considered in buildings with an uncontrolled lobby.

iii Underground Parking: Lessor shall limit air blast injuries in occupied areas with under-building parking in accordance with the post-award DBT analysis, by utilizing hardening and venting methods. Significant structural damage to the walls, ceilings, and floors of the parking area may occur, however, the occupied areas above should not experience severe damage or collapse.