

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES	SUPPLEMENTAL AGREEMENT NO. 006	DATE: 21-Nov-12
	SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO. GS-03B-11352
ADDRESS OF PREMISES: 509 Resource Row Chesapeake, VA 23320		
THIS AGREEMENT, made and entered into this date by and between: Whose address is: Walsh FBI Chesapeake, LLC 929 West Adams Street Chicago, IL 60302-3021		
hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:		
WHEREAS, the parties hereto desire to amend the above Lease to clarify the current lease documents.		
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective the date shown above, as follows:		
PCO No: 0015	Cable Tray Downsize	
Lessor PCO No	6006	Amount: [REDACTED] Days: 0 calendar days
Scope: Reduce the cable tray standard width from 24 inches to 18 inches.		
In POR section 7.5.A and POR 7.5.F change the references to the cable tray width from 24 inches wide to 18 inches wide.		
PCO No: 0019	Revise SWE Doors	
Lessor PCO No	6009	Amount: [REDACTED] Days: 0 calendar days
Scope: In the POR Room Data Matrix Legend under the heading of Architectural and sub-heading SWE, replace paragraph 12 with the following:		
12. All doors into rooms designated as SWE shall meet following criteria: Doors shall be [REDACTED]. Door hinge points shall be [REDACTED]. Door closures shall be [REDACTED]. Lock area shall be prepped at the factory and shall be reinforced to [REDACTED]. Door frames shall be fully welded [REDACTED]. Double doors shall be provided with sound rated astragals and manual flush bolts at the top and bottom of the inactive leaf. Emergency exit only doors shall be provided with local audible annunciation when opened."		
The specific doors considered for this change order are:		
1. 200 Main Squad Entrance		
2. 221 Squad 2.2 Entrance		
3. 234B Clas Conf File Room		
4. 235 Squad 2.1 Entrance		
5. 327 Comm/Server Room		
6. 330B Night Duty		
7. 343I Exec. Mtg Room		
PCO No: 0022	Delete Ceilings, Comms Rooms	
Lessor PCO No	6026	Amount: [REDACTED] Days: 0 calendar days
Scope: Amend POR paragraph 5.6.G by adding the following sentence: "Also omit ceilings in rooms 88, 93, 94, 95, & 100."		

LEASE NO **GS-03B-11352**
Supplemental Lease Agreement 006

Initials [Signature]
Gent
Lessor

SCANNED

PCO No: 0023 Change Cell Phone Storage			
Lessor PCO No	6020	Amount: [REDACTED]	Days: 0 calendar days
Scope: Replace POR paragraph 5.12.A with the revised paragraph provided in the [REDACTED] Norfolk POR Revisions, dated 5/8/2012, Part A, Item 7, reading as follows:			
"5.12.A CELL PHONE LOCKERS: shall be provided as open cubbies and shall not be metal products. The specific design and finish shall be approved by the government during design."			
PCO No: 0025 Change Paging System			
Lessor PCO No	6012	Amount: [REDACTED]	Days: 0 calendar days
Scope: Replace POR paragraph 7.12 with the revised paragraph provided below:			
7.12 PAGING SYSTEM			
A. The Lessor shall provide a paging system throughout the [REDACTED]'s space. No speakers shall be installed in the public visitor lobby, interview rooms, polygraph rooms, and suspect area.			
B. The system shall employ 1-way amplified 24v, 4 wire speakers such as the Valcom V-1020C or equal approved by the Contracting Officer. Areas deemed as Secure Work Environment (SWE) areas must use the 4 wire Valcom V-1020C speakers, with no exceptions. The system shall have telephone paging capability. If allowed by local code, the paging system speakers and fire alarm speakers may be integrated into a single speaker system.			
C. Speaker placement. The number of speakers will vary according to unique requirements. However, 1 speaker for every 400 square feet of office space for large open areas and 1 speaker per small office space, or individual room, shall be used as a guideline. Volume controls shall be provided for every 900 square feet of open office space. Volume controls may be mounted on the speakers in the open office areas and storage areas if allowable under ABAAS provisions. Volume controls for every enclosed office/room shall be mounted on the wall directly adjacent to the door at the same height as the light switches for every private office, conference rooms, meeting rooms, and other occupied spaces. Cover plates for the volume controls shall match those provided for electrical and telephone/data outlets.			
D. Provide three zones for the paging system: office, annex, and the gym. The system shall be capable of paging individual or entire zones. Provide an external contact to connect stereo equipment for the gym when paging is not in used.			
E. Provide an external terminal box to connect other communication equipment for paging.			
F. The paging head-end equipment shall be located at the room 96. The paging equipment shall feed from essential power. The sound level shall be clear and even throughout the building.			


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PCO No: 0034 Cost Estimate Format			
Lessor PCO No	Amount: \$0.00	Days:	0 calendar days
<p>Scope: Replace POR section 3.6 with the revised section 3.6 provided in the [REDACTED] Norfolk POR Revisions, dated 5/8/2012, Part B, Item 1, reading as follows:</p> <p>"A. The Lessor shall provide a detailed itemized cost estimate 30 calendar days after the completion of the construction drawings. The cost estimate shall provide detailed information documenting the cost of the construction and shall identify any change order costs as of that time.</p> <p>B. Lump Sum pricing will not be accepted. The construction estimate/proposal shall be provided and formatted in accordance with FAR 15.403, 15.404 and shall reflect the [REDACTED] 16 Division work breakdown to the estimator's level to include quantity, unit, Direct unit pricing of material, labor and equipment. All Indirect costs such as labor burden, material taxes, bonding, insurance, overhead, profit, and general conditions shall be shown independent of the direct construction costs."</p>			
PCO No: 0038 Finish Requirements for A7 Partitions			
Lessor PCO No	6035	Amount: [REDACTED]	Days: 0 calendar days
<p>Scope: Amend POR section 5.5 by inserting a new subparagraph E provided in the [REDACTED] Norfolk POR Revisions, dated 5/8/2012, Part B, Item 5, reading as follows:</p> <p>E. All A7 partitions and all interior partitions at the perimeter of [REDACTED] space and mantraps shall be finished at a minimum to a level one (1) drywall finish from the ceiling to the underside of the deck above on the secure side of the wall and include at a minimum one primer and two coats of paint. All interior partitions at the perimeter of a SWE shall be finished to a level three (3) drywall finish from the ceiling to the underside of the deck above on the non-secure side of the wall and include at a minimum one primer and two coats of paint.</p>			
PCO No: 0044 Roof Access			
Lessor PCO No	6024	Amount: [REDACTED]	Days: 0 calendar days
<p>Scope: Replace POR section 9.4.E with the new paragraph reading as provided in the [REDACTED] Norfolk POR Revisions, dated 5/8/2012, Part B, Item 11, reading as follows:</p> <p>E. ROOF ACCESS REQUIREMENTS: Access to the roof deck shall be through a minimum of one (1) stairwell extended to the main roof deck in the area designated for the installation of the Tenant's antennas. The Lessor shall provide a (minimum 3' 0" wide x 7' 0" high) man door onto the roof with Conduit Condition 1. The door hardware shall be a storeroom function lockset that is key locked on both sides of the door. The Lessor shall provide a walkable roof surface for access to each of the antennas. The Lessor shall provide a wall mounted phone in a weather protected enclosure outside (roof side) adjacent to the door.</p>			

PCO No: 0046 Security Features			
Lessor PCO No	Amount: \$0.00	Days:	0 calendar days
Scope: Amend POR section 10.1 with the addition of new subparagraphs D and E reading as follows:			
D. Wireless devices: Building controls, infrastructure and systems using wireless technology shall be prohibited anywhere in the compound.			
E. Building Systems and Roof Access: Utility, mechanical, electrical, and telecom rooms shall be secured using electronic access control and [REDACTED]. Access to interior space from the roof shall have an [REDACTED].			
PCO No: 0048 Annex and [REDACTED] Door Controls			
Lessor PCO No	6025	Amount: [REDACTED]	Days: 0 calendar days
Scope: In the Room Data Matrix, under the column for Hardware Function:			
1. Insert the number 11 at the row for Area 32 Room 118			
2. Insert the number 12 at the row for Area 28 Room Sallyport			
Amend POR 14 (Room Data Matrix Legend) Architectural, Hardware Function by inserting codes 11 and 12 as stated in the [REDACTED] Norfolk POR Revisions, dated 5/8/2012, Part B, Item 15, reading as follows:			
"11. Annex overhead door - operated from inside switch only"			
"12. [REDACTED] overhead door - operated by KP on pedestal"			
PCO No: 0060 Delete Transaction Counters			
Lessor PCO No	6031	Amount: [REDACTED]	Days: 0 calendar days
Scope: Delete and provide a credit for the three (3) Transaction Counters previously specified for 27-30 (Room 122A); 11-79A (Room 227A); and 8-58A (Room 234).			
In POR paragraph 14.0 (Appendix 2: Room Data Matrix Legend) under the heading for Architectural and sub-heading of Millwork and Plumbing, amend sub-paragraph 3 with the following: "Transaction Counter shall be provided at 14-47A (Room 342B) only."			
PCO No: 0062 Provide HF Antenna			
Lessor PCO No	6042	Amount: [REDACTED]	Days: 0 calendar days
Scope: In POR section 9.4.B (HF Antenna Requirements) subparagraph 2, first sentence, replace the words "The Tenant will install one 35 foot, 0 inch vertical whip antenna..." with the words "The Tenant will provide and the Lessor will install one [REDACTED] model 5522 vertical whip antenna"			

PCO No: 0064 Wiremold Floor Boxes
 Lessor PCO No 6040 Amount: \$0.00 Days: 0 calendar days

Scope: In rooms with raised access flooring where floor outlets are required, provide Wiremold AF-3 series floor boxes.

Amend POR 7.3 by adding a new sub-paragraph H reading "H. In rooms with raised access flooring provide Wiremold AF3 Series floor boxes. The Wiremold AF3 floor box may be used for power, data, and phone outlets."

Amend POR 7.11 by adding a new sub-paragraph I reading "I. For rooms with raised access flooring see section 7.3.H."

PCO No: 0066 Rooftop Cable Trays
 Lessor PCO No 6041 Amount: [REDACTED] Days: 0 calendar days

Scope: Provide rooftop cable tray system for cable management between the "dog house" and each antenna/dish utilizing minimum 12 inch wide cable tray.

Amend paragraph 9.4.A by adding a new sentence at the end of the paragraph reading: "Provide rooftop cable tray system for cable management between the "dog house" and each antenna/dish utilizing minimum 12 inch wide cable tray."

The lump sum payment noted in SLA 002, Section B to be paid to the LESSOR upon acceptance of the leased space is hereby modified as indicated in the Summary of Supplemental Lease Agreements, attached hereto.

All other terms and conditions of the Lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

[REDACTED]

 Manager
 (Title)

 929 W. Adams St. Chicago IL 60607
 (Address)

 (Official Title)

Initials
 Govt
 Lessor

SCANNED