

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES	SUPPLEMENTAL AGREEMENT NO. 007	DATE: 21-Dec-12
	TO LEASE NO. GS-03B-11352	
SUPPLEMENTAL LEASE AGREEMENT		
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: 0033 Millwork Details, Room 85		
Lessor PCO No	6017	Amount: [REDACTED] Days: 0 calendar days
Scope: Replace POR section 12.23 with the revised detail provided in the [REDACTED] Norfolk POR Revisions, dated 5/8/2012, Part A, Item 16.		
PCO No: 0040 HVAC Controls		
Lessor PCO No	6021	Amount: [REDACTED] Days: 0 calendar days
Scope: Amend POR section 6.4.E by inserting a new subparagraph 10 provided in the [REDACTED] Norfolk POR Revisions, dated 5/8/2012, Part B, Item 7, reading as follows: "Program only the critical alarms on the Room 91 BAS with visual and audible notification. The critical alarms should include items such as high room air temperatures in offices, equipment rooms, telecom rooms or closets due to equipment failure, and other active HVAC system component alarms important to satisfactory operation of the system and should be included in the original scope. The BAS control workstation shall have battery backup with 10 minutes of capacity. The battery backup can be provided by provision of a laptop instead of a desk top workstation."		

LEASE NO GS-03B-11352
Supplemental Lease Agreement 007

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PCO No: 0042 Revise Electrical Requirements

Lessor PCO No

6022

Amount: \$0.00

Days:

0 calendar days

Scope: Replace POR section 7.3.B with the revised section provided in the [REDACTED] Norfolk
POR Revisions, dated 5/8/2012, Part B, Item 9, reading as follows:

A. The [REDACTED] requires 2 separate and distinct electrical distribution systems - SHIELDED and ESSENTIAL.

1. Shielded Distribution System.

A. This system shall support computers, electronic equipment, and general purpose receptacles. All systems furniture and all standard wall receptacles shall be fed from the shielded distribution system unless specified to be fed from the essential distribution system. The shielded system is typically fed from a building riser at 480 V and stepped down to 120/208 V, 3 phase, via required computer grade shielded isolation K-13 transformers on each floor. From the shielded transformers, the power is distributed to panels on all floors.

B. Computer outlets shall be quadruplex outlets, and they shall be referred to as SHIELDED outlets. A SHIELDED electrical circuit is defined as one having its own unshared hot, neutral, and ground conductors from the SHIELDED outlet to the panel breaker. An exception is with Systems Furniture. The lessor shall coordinate power requirements with the furniture vendor. For feeding computer outlets a circuit shall feed a maximum of 2 quadruplex outlets. All components of this system shall be designed for non linear harmonic producing loads (SHIELDED OUTLETS ARE NOT REQUIRED TO HAVE ISOLATED GROUNDING.).

C. Refer to the Special Electrical Requirements section of this POR for electrical power load requirement for SHIELDED riser equipment:

d. Panels RP-SQ shall be used ONLY to serve the loads within the room/suite where the panel is located. RP-SQ panels shall be recessed and painted to match wall color.

2. Essential Distribution System.

A. This system is used to support critical communications, data processing, and related HVAC and lighting equipment. It is typically fed from a building riser at 480 V and from the [REDACTED] STANDBY GENERATOR UNIT through an automatic transfer switch (ATS). From the ATS, all non-HVAC equipment shall be fed via computer grade shielded isolation transformers at 120/208 V

b. Refer to the Special Electrical Requirements section of this POR for Panel Load Table (required capacity) for ESSENTIAL power loads for ESSENTIAL riser equipment

i. The ESSENTIAL power requirements in the Special Electrical Requirements section do not include lighting, air conditioning, or shielded receptacle loads.

ii. All dedicated [REDACTED] load panels shall be 3 phase, main circuit breaker hinged panels.

iii. All outlets on ESSENTIAL power shall be clearly marked or identified through a unique color designating the receptacle. The Lessor shall provide a unit price per SHIELDED and ESSENTIAL duplex and quadruplex outlets.

iv. Panels RP-CR shall be used ONLY to serve the loads within the room/suite where the panel is located.

V. Provide essential power to all code required devices

vi. Refer to the Room Data sheet for detailed Essential power requirements

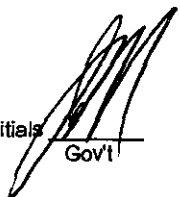
vii. Panel loads vary according to how Room Data Matrix requirements for essential power outlets are met.

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PCO No: 0043	[REDACTED]	Lessor PCO No	6023	Amount: \$0.00	Days: 0 calendar days
<p>Scope: Amend POR section 7.14 with the addition of a new subparagraph N reading as provided in the [REDACTED] Norfolk POR Revisions, dated 5/8/2012, Part B, Item 10, reading as follows:</p> <p>"N. [REDACTED] shall be located in the ceiling whenever possible. If the ceiling will not accommodate the [REDACTED], then they should be located on an area of the wall such that they will not be obstructed by any furniture or equipment. [REDACTED] in the rooms should continue to operate after an automatic building shutdown has occurred at the end of the workday. Building corridor lighting should also be controllable via [REDACTED] after normal building lighting has shut down automatically at the end of the workday. [REDACTED] shall use [REDACTED] only; [REDACTED] shall not be allowed."</p>					
PCO No: 0065	SWE Revisions	Lessor PCO No	6044	Amount: [REDACTED]	Days: 0 calendar days
<p>Scope: Change the following rooms from SWE to non-SWE, thereby eliminating the requirements contained in the Room Data Matrix Legend, Architectural section, SWE paragraph. Do not include credits for changes in wall type; wall type adjustments will be reconciled as part of the ratio based quantity settlement (PCO 11):</p> <p>13-78 30-99B 30-99C</p> <p>Modify the Room Data Matrix by deleting the "X" in the column labeled "SWE" for rooms 13-78, 30-99B, and 30-99C.</p>					

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PCO No: 0068	Branch Circuits for VOIP	Lessor PCO No	6047	Amount:	██████████	Days:	0 calendar days
Scope: Replace POR paragraph 7.18 with the revised paragraph 7.18 reading as follows:							
7.18 POWER REQUIREMENTS FOR ROOMS 96 AND 98							
A. Room 96: The Government's telephone vendor will supply a telephone switch and associated UPS in Room 96. The Lessor shall coordinate electrical/mechanical service to support this equipment.							
B. Room 98: The Government's telephone vendor will provide rack mounted telephone equipment and will mount the racks and equipment in each room 98. The Lessor shall provide an electrical power branch circuit and outlet in each room 98 for the Government telephone vendor's use to support the office building and Annex telephone equipment, per requirements of Para. C.							
C. Room 98 Special Branch Circuit and Outlet Requirements: Provide in each room 98 (including the office building and Annex), a dedicated 30 amp, 208V, single phase, 4 wire branch circuit and 30 amp two-pole circuit breaker, with a dedicated NEMA L14-30R outlet, loaded to approximately 2 kVA (100% nonlinear). Originate circuits in the essential panel in the telephone frame room, or an alternate essential panel based on proximity and panel space. Ensure each circuit is grounded via a grounding bus bar to the same grounding plain as the incoming electrical service.							
The Lessor shall field verify the exact location of the new outlets within the rooms 98 with the designated ██████ project personnel prior to installation.							
PCO No: 0072	Delete Transaction Window	Lessor PCO No	8055	Amount:	██████████	Days:	0 calendar days
Scope: Delete the transaction window between 234A, ██████████ ██████████							
In the Room Data Matrix, Area 8, Room 58C1, delete the reference to Special Architectural Note 17.							
PCO No: 0073	Fitness Center Plywood	Lessor PCO No	6049	Amount:	██████████	Days:	0 calendar days
Scope: Provide plywood backing on east wall of fitness center to support pull-up bars (to be installed by ██████). The 4'x8'x3/4" plywood shall be installed behind the drywall and should be continuous from north to south on the narrow east wall of the fitness center with the top of the board at 8'-0" A.F.F.							
PCO No: 0074	Plywood for TVs, Room 330 Night Duty	Lessor PCO No	6054	Amount:	██████████	Days:	0 calendar days
Scope: At Night Duty Room 330 provide 3/4" plywood mounting boards, floor to ceiling, on the west wall to support ten (10) 47" television monitors (2 rows of 5) as detailed more specifically in Dan Guild sketch dated 11/2/2012. Provide TV power and data outlets (but costs for same to be reconciled via PCO 010).							

PCO No: 0078 Hurricane Sandy Time Extension			
Lessor PCO No	Amount: \$0.00	Days:	11 calendar days
Scope: Extend the project duration by eleven (11) calendar days.			
Replace the first sentence of SFO paragraph 1.19.A with the following, revised first sentence: A. The entire office building, annex and parking structure must be completed and ready for occupancy by September 27, 2013.			
PCO No: 0079 Delete Tire Balancing Machine Outlet			
Lessor PCO No	6056	Amount: [REDACTED]	Days: 0 calendar days
Scope: Delete one (1) three-phase 230VAC outlet that was to be provided for a government installed tire balancing machine.			
In the POR Room Data Matrix legend under the heading of Special Electrical, delete paragraph 33.d in its entirety.			
PCO No: 0082 IN USE Light for Room 17A			
Lessor PCO No	6058	Amount: [REDACTED]	Days: 0 calendar days
Scope: Revise POR 14 (Room Data Matrix Legend) Electrical, Special Electrical by replacing code 2 with a new code 2 reading as follows:			
"2. Provide blue "in-use" light above the door. Switch to be located in Area 24."			
In the Room Data Matrix, insert a "2" in the Special Electrical column for Area 24 Room 17A.			
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.			
L B IN	[REDACTED]	<u>Manager</u> (Title)	
		<u>929 W. Adams St. Chicago, IL 60607</u> (Address)	
U B	[REDACTED]	_____ (Official Title)	