



# **Agency-Specific Requirements ASR**

**UTAH WATER SCIENCE CENTER  
Moab Field Office  
Moab, UT**

**December 1, 2022**

IN ADDITION TO THE REQUIREMENTS SET FORTH IN THE REQUEST FOR LEASE PROPOSAL (RLP) AND LEASE (GSA FORM L202), THE FOLLOWING AGENCY-SPECIFIC REQUIREMENTS (ASR) DEFINES ALL ITEMS THAT ARE TO BE FURNISHED, INSTALLED, AND MAINTAINED BY THE LESSOR UNLESS INDICATED OTHERWISE. THE RLP AND LEASE ESTABLISHES THE MINIMUM REQUIREMENTS. THIS DOCUMENT IS A SUPPLEMENT TO THE RLP AND LEASE AND MAY ESTABLISH MORE STRINGENT REQUIREMENTS.

THE SPECIFIC REQUIREMENTS CONTAINED HEREIN SUPERSEDE ANY CONTRADICTORY ITEMS WHICH MAY BE CONTAINED IN OTHER PARTS OF THE REQUEST FOR LEASE PROSAL AND LEASE. ALL ITEMS FOUND IN THESE REQUIREMENTS SHALL BE AMORTIZED IN THE OVERALL RENTAL CONSIDERATION, UNLESS SPECIFIED OTHERWISE.



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## **1.0 Purpose of Project**

### **1.1 Introduction**

The following Agency-Specific Requirements (ASR) is intended to further describe the lease requirements for the U.S. Geological Survey, Utah Water Science Center Office and Moab Field Office. This ASR defines the USGS tenant improvement requirements (Modifications) for offices, support spaces, parking, special spaces, and laboratories. Furthermore, it is intended to provide design and test-fit guidance to the owner in the submittal of leased space offered.

The information is here to assist the owner in preparing their offers, square footages of individual rooms listed are approximate and are provided as a guideline for space layout and to ensure that the space and site offered will provide for an efficient layout and accommodate the needs of the U.S. Geological Survey in an efficient and effective manner. It should be noted that this ASR has been developed prior to the award of a lease. When the offered space becomes available, it may be required to refine this program and make adjustments to accommodate the space offered.

### **1.2 Mission and Function**

The USGS serves the Nation by providing reliable scientific information to describe and understand the Earth; minimize loss of life and property from natural disasters; manage water, biological, energy, and mineral resources; and enhance and protect our quality of life. USGS has become a world leader in the natural sciences thanks to our scientific excellence and responsiveness to society's needs.

The Utah Water Science Center's mission is to provide reliable, impartial, and timely data, analyses, and reports that are needed to understand the Nation's water resources. The Center actively promotes the use of this information by decision makers to:

- Minimize the loss of life and property as a result of water-related natural hazards, such as floods, droughts, and land movement.
- Effectively manage groundwater and surface-water resources for domestic, agricultural, commercial, industrial, recreational, and ecological uses.
- Protect and enhance water resources for human health, aquatic health, and environmental quality.
- Contribute to wise physical and economic development of the State's resources for the benefit of present and future generations.
- Integrate the Center's basic data and interpretive studies into broader interdisciplinary activities with other DOI bureaus, other Federal agencies, and State cooperative partners.

### **1.3 Green Building**

A commitment to sustainable design is a priority for this project. Federal law and Executive Orders require the Government to apply good sound Green Building Principles for construction, environmental management, operation, and maintenance of federally funded buildings. Government agencies are called upon to promote energy efficiency, water conservation, and the use of renewable energy sources. The Supplemental Lease Requirements incorporates all the required Green Building requirements for this procurement.

It should be the building owner's intent to optimize the use of emerging energy management technologies through the implementation of a building design that employs all of the following:

- Optimize Site Potential: Creating sustainable buildings starts with proper site selection, including consideration of the reuse or rehabilitation of existing buildings. The location, orientation, and landscaping of a building affects the local ecosystem, transportation methods, and energy use.
- Minimize Energy Consumption: A building should rely on optimizing system efficiencies and employing conservation measures. Renewable energy technologies should be used in facility projects whenever feasible and cost effective.

- **Protect and Conserve Water:** Fresh water in an increasingly scarce resource. A sustainable building should reduce, control or treat site runoff, use water efficiently, and implement as many Federal Energy Management Program Water Efficiency Improvement Best Management Practices as practicable.
- **Use Environmentally Preferable Products:** Buildings should be constructed of materials that minimize lifecycle environmental impacts such as global warming, resource depletion, and toxicity.
- **Enhance Indoor Environmental Quality (IEQ):** The IEQ of a building has a significant impact on occupant health, comfort, and productivity. Among other attributes, a building should optimize day lighting, be well ventilated, control moisture/humidity, and avoid the use of materials with high-VOC emissions.
- **Optimize Operational and Maintenance Practices:** Buildings should be designed to take into account the energy and environmental impacts of operating and maintaining the building. Designers are encouraged to specify materials and systems that reduced maintenance requirements, and/or require less water, energy and toxic chemicals to maintain.

## **2.0 General Space Requirements**

### **2.1 Amount of Space**

#### **2.1.1 Square Footage Requirement**

The US Geological Survey is interested in leasing approximately 1,259 usable square feet of Office, and Laboratory space in addition to 1,250 square feet of industrial space.

#### **2.1.2 Space Break Down**

<b>General Purpose Space</b>			
<b>Space Type</b>	<b>Square Feet</b>	<b>Quantity</b>	<b>Total Usable Square Feet</b>
Private Office #1	110	1	110
Workstation #1	80	5	400
Copy Room	140	1	140
Computer Room	25	1	25
25% interior circulation			189
<b>Subtotal</b>			<b>844</b>

<b>Special-Use Space (Non-Utilized)</b>	
Sample Prep	110
Lab/Clean Storage	110
Electronics Lab	110
25% interior circulation	85
<b>Total Special Use SF</b>	<b>415</b>

<b>Industrial Space</b>	
Maintenance/garage	500
Warehouse/Storage	250
Shop/welding/assembly	500
<b>Total Special Use Square Feet</b>	<b>1250</b>

<b>Site</b>	
Secured/Fenced Open Parking (SF) *	5,900
General Open Employee/Visitor Parking	8 + ADA

\* Circulation space is not incorporated in the Ware Yard SF which depends on site design parameters or a drive through design concept.

TOTAL MIN USABLE SQUARE FEET		2,509
Rentable Square Foot Range	2,509	2,909

## 2.2 Delineated Area

### 2.2.1 Boundaries

The delineated area from which space will be considered will be within the city limits of Moab and Spanish Valley within Grand and San Juan Counties, UT within the following boundaries:

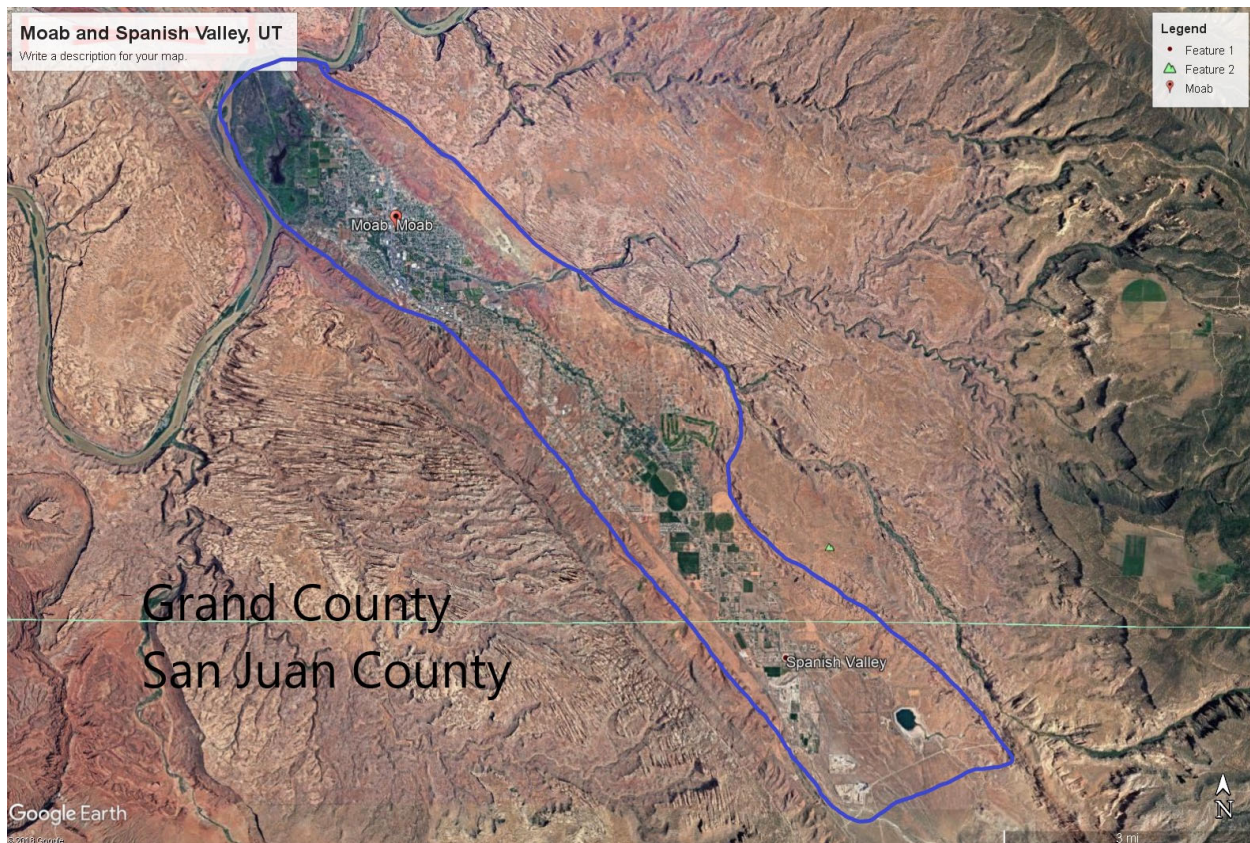
N: Highway 191, Colorado river passing

E: S Spanish Valley Dr

S: Old Airport Rd and Highway 191

W 500 W and Rimrock Lane

### 2.2.2 Map



## 2.3 Term of Lease

The lease term shall be for 12 years. The lease may be terminated in whole or in part after 10 Years (10 Year Firm Term) on 120 days' written notice to the Lessor. USGS would like to align the lease terms of our other USGS Moab, UT lease.

- 12 Year Lease, 10 Year Firm Term

This Lease term will not carry over beyond March 31, 2036

## **2.4 Building Wide Parameters**

### **2.4.1 Site**

The building site must accommodate good, safe, vehicular access and circulation throughout for large vehicles and vehicles pulling trailers that can reach in excess of 16' long with a central pivot point unlike standard semi-trailers. Drive through designs is encouraged otherwise significantly more circulation space will be required adjacent to the building space.

Street access to and from the site shall be safe and allow safe and easy access in both directions of travel. A site that provides access via two different streets is preferred.

Outdoor lighting will need to be sufficient for safety and to ensure preventive lighting for GOV vehicles parked overnight in the parking lot.

### **2.4.2 Operating Hours:**

Services, maintenance, and utilities shall be provided daily, extending 6:00 am to 6:00 pm except Saturdays, Sundays, and federal Holidays.

**LABORATORY AREA** – Services, maintenance, and utilities shall be provided 24 hours per day, 7 days per week for the entire Laboratory area of the building.

### **2.4.3 Security**

Primary security specification and level identification are incorporated into the RLP. The Government may choose its own perimeter security system and monitoring.

All outside doors should be keyed the same.

### **2.4.4 Janitorial**

- A. Janitorial shall be full service 5 times per week and provided in the daytime hours with prior notice or schedule (vacuuming before 5 pm ) and per the Lease Section 5.07
- B. Daily janitorial to include trash, restroom cleaning, and vacuuming (once per week). Carpet shampooing to be provided twice per year.
- C. Janitorial Service is not required in the laboratory space.

### **2.4.5 Parking**

A minimum of 8 parking spaces shall be available for employees, visitors, and GOV vehicles must be provided on-site. Disabled spaces shall be included in the 5 requested spaces and must meet all the requirements addressed in the RLP.

### **2.4.6 Laboratory Case Work**

All laboratory case work, work surfaces, and furniture shall be provided by the government and maintained by the lessor as part of the finished tenant improvements.

### **2.4.7 Laboratory Equipment (plumbing, sinks, eyewash station)**

The Lessor will be responsible for maintaining plumbing, sink, emergency eyewash station. The Laboratory HVAC and ventilation system shall be on the same air-handling systems as the office space in the building.

#### 2.4.8 Antennas

The Lessor shall allow the Government and/or its designated telecommunications providers to affix telecommunications antennae (high frequency, mobile, microwave, satellite, or other emerging technologies), subject to weight and wind load conditions, to roof, parapet, or building envelope as required. Access/penetrations for the antenna(s) to the leased space shall be provided by the lessor.

#### 2.4.9 Mail Box

The Lessor is required to provide a large lockable/securable mail box for Government only access.

#### 2.4.10 Egress Lighting

24 Hour Egress/Night lighting is required throughout the leased interior space.

### **3.0 Detailed Requirements**

#### **3.1 General Purpose Space**

This section of the ASR is intended to provide the characteristics of principal areas in more detail. Individual room details and requirements are provided on the following pages to allow for detailed cost estimating.

The offeror is required to provide scaled drawings and a test fit layout as part of their offer based on the requirements and specifications contained in the RLP and this ASR. Any questions regarding these requirements shall be submitted in writing. The government will make all reasonable efforts to provide input on draft space layouts during the solicitation process. Efficient space layout and vehicle circulation is critical in addition to layout by office functions and divisions. All columns and obstructions that will impact an efficient layout of the space shall be clearly noted on the drawings.



## 3.1.1 Office and Support Spaces

ROOM NAME: Open Office+copy room		SECTION:	SQUARE FEET: 540
SPACE TYPE: Workstations/Printer/c computer		OCCUPANTS: 5	QUANTITY: 1
DESCRIPTION	This Open Office houses most of the office staff and will contain workstations provided by the Government		
WALL CONSTRUCTION	Perimeter partitioning to be drywall, deck to deck (Demising Wall) with sound proofing		
DOORS & FRAMES	NA		
DOORS HARDWARE	NA		
FINISHES:			
FLOORS	Commercial grade carpet to include carpet or vinyl perimeter cove base per SFO.		
WALL FINISH	One coat of best quality interior primer and two coats paint. Paint per SFO. No texture unless prior approval by government.		
CEILING	SFO/Building standard: Suspended acoustical ceiling system: 2'-0" x 2'-0" or 2'-0" x 4'-0" standard "T" grid with standard edge lay-in acoustical tile.		
WINDOWS (Fenestration)	Mini-Blinds as applicable per SFO.		
ELECTRICAL LIGHTING	2'-0" x 2'-0" or 2'-0" x 4'-0" recessed modern, fluorescent fixtures with deep cell parabolic louvers per SFO. A uniform lighting level of 50 foot candles required at 36" AFF at all work surfaces. Motion equipped light sensor per SFO. <b>NOTE:</b> Be sure to include/consider 62" high system furniture partitions throughout the space when calculating lighting foot candles.		
ELECTRICAL POWER	TBD		
COMMUNICATIONS	TBD		
HVAC	SFO/Building Standard		
SECURITY	NA		
SPECIAL CONSTRUCTION			
EQUIPMENT	Government Provided		
FURNITURE	Government Provided and Installed		
NOTES AND OTHER	Government to provide computer cage		

<b>ROOM NAME: Private Office</b>	<b>SECTION:</b>	<b>SQUARE FEET:</b> 110
<b>SPACE TYPE: Workstations/Printer/computer</b>	<b>OCCUPANTS:</b> 1	<b>QUANTITY:</b> 1
DESCRIPTION	This Open Office houses a supervisor and will contain a workstation provided by the Government	

WALL CONSTRUCTION	Perimeter partitioning to be drywall, deck to deck (Demising Wall) with sound proofing
DOORS & FRAMES	Stained, natural wood veneer face, solid-core wood interior door per SFO and Metal Door Frame per SFO.
DOORS HARDWARE	Door hardware shall be building standard heavy-weight hinges and standard lever latch set per SFO, commercial grade, ABAAS/ADA Approved.
<b>FINISHES:</b>	
FLOORS	Commercial grade carpet to include carpet or vinyl perimeter cove base per SFO.
WALL FINISH	One coat of best quality interior primer and two coats paint. Paint per SFO. No texture unless prior approval by government.
CEILING	SFO/Building standard: Suspended acoustical ceiling system: 2'-0" x 2'-0" or 2'-0" x 4'-0" standard "T" grid with standard edge lay-in acoustical tile.
WINDOWS (Fenestration)	Mini-Blinds as applicable per SFO.
ELECTRICAL LIGHTING	2'-0" x 2'-0" or 2'-0" x 4'-0" recessed modern, fluorescent fixtures with deep cell parabolic louvers per SFO. A uniform lighting level of 50 foot candles required at 36" AFF at all work surfaces. Motion equipped light sensor per SFO. <b>NOTE:</b> Be sure to include/consider 62" high system furniture partitions throughout the space when calculating lighting foot candles.
ELECTRICAL POWER	TBD
COMMUNICATIONS	TBD
HVAC	SFO/Building Standard
SECURITY	NA
SPECIAL CONSTRUCTION	
EQUIPMENT	Government Provided
FURNITURE	Government Provided and Installed
NOTES AND OTHER	Government to provide computer cage

### 3.1.2 Special Purpose Space-(Non-Utilized)

<b>ROOM NAME:</b> Sample prep room	<b>SECTION:</b> NA	<b>SQUARE FEET:</b> 110
<b>SPACE TYPE:</b> Sample Prep	<b>OCCUPANTS:</b> 0	<b>QUANTITY:</b> 1

DESCRIPTION	This room serves as the general sampler preparation and field prep shared by all scientists and clean lab storage.
WALL CONSTRUCTION	Partitioning to be drywall, installed from finish floor to 6" above suspended ceiling, insulated to provide an STC rating of 43-45 or above.  Walls shall be properly construction and reinforced to accommodate wall hanging cabinets through the work area.
DOORS & FRAMES	Stained, natural wood veneer face, solid-core wood interior door per SFO and Metal Door Frame per SFO.  All interior laboratory doors shall incorporate a minimum of 1 square foot of window/glass space for safety concerns.
DOORS HARDWARE	Door hardware shall be building standard heavy-weight hinges and standard lever latch set per SFO, commercial grade, ABAAS/ADA Approved.
<b>FINISHES:</b>	
FLOORS	<b>ACID RESISTANT</b> - Vinyl composite tile, 12" x 12" x 1/8". Vinyl resilient base, top set, 1/8" x 4", with factory formed external and internal corners.
WALL FINISH	One coat of best quality interior primer and two coats paint. Paint per SFO. No texture unless prior approval by government.
CEILING	SFO/Building standard: Suspended acoustical ceiling system: 2'-0" x 2'-0" or 2'-0" x 4'-0" standard "T" grid with standard edge lay-in washable and humidity resistant acoustical tile.
WINDOWS (Fenestration)	Mini-Blinds as applicable per SFO.
ELECTRICAL LIGHTING	2'-0" x 2'-0" or 2'-0" x 4'-0" recessed modern, fluorescent fixtures with deep cell parabolic louvers per SFO. Energy Efficient T8 Bulbs and a uniform lighting level of 50 foot candles required at 36" AFF over <u>all work</u> surfaces. Motion equipped light sensor in lab.
ELECTRICAL POWER	12 (Minimum) 120v Duplex Receptacles – Alternating Circuits with no more than 4 outlets per circuit. Outlets shall be installed between 36" – 42" AFF (Bench Level) and 18" AFF if not above cabinet space.
COMMUNICATIONS	One (1) – Phone Outlet and two (2) Data Outlets installed by the lessor.
HVAC	Normal Building HVAC per SFO
SECURITY	NA
PLUMBING	Two sinks, eye wash, hook up for deionized water system
SPECIAL CONSTRUCTION	All walls shall be constructed to support shelving and cabinets. The government shall install cabinets/shelving as needed in this room after occupancy.
EQUIPMENT	Government Provided
FURNITURE	Government Provided
NOTES AND OTHER	Room must be minimum of 14.5 Feet long

<b>ROOM NAME:</b> Lab/Clean Storage	<b>SECTION:</b> NA	<b>SQUARE FEET:</b> 110
<b>SPACE TYPE:</b> Storage	<b>OCCUPANTS:</b> 0	<b>QUANTITY:</b> 1
DESCRIPTION	This room serves as the clean storage area for laboratory supplies and sampling equipment.	

WALL CONSTRUCTION	Partitioning to be drywall, installed from finish floor to 6" above suspended ceiling, insulated to provide an STC rating of 43-45 or above.  Walls shall be properly construction and reinforced to accommodate wall hanging cabinets through the work area.
DOORS & FRAMES	Stained, natural wood veneer face, solid-core wood interior door per SFO and Metal Door Frame per SFO.
DOORS HARDWARE	Door hardware shall be building standard heavy-weight hinges and standard lever latch set per SFO, commercial grade, ABAAS/ADA Approved.
<b>FINISHES:</b>	
FLOORS	<b>ACID RESISTANT</b> - Vinyl composite tile, 12" x 12" x 1/8". Vinyl resilient base, top set, 1/8" x 4", with factory formed external and internal corners.
WALL FINISH	One coat of best quality interior primer and two coats paint. Paint per SFO. No texture unless prior approval by government.
CEILING	SFO/Building standard: Suspended acoustical ceiling system: 2'-0" x 2'-0" or 2'-0" x 4'-0" standard "T" grid with standard edge lay-in washable and humidity resistant acoustical tile.
WINDOWS (Fenestration)	Mini-Blinds as applicable per SFO.
ELECTRICAL LIGHTING	2'-0" x 2'-0" or 2'-0" x 4'-0" recessed modern, fluorescent fixtures with deep cell parabolic louvers per SFO. Energy Efficient T8 Bulbs and a uniform lighting level of 50 foot candles required at 36" AFF over <u>all work</u> surfaces. Motion equipped light sensor in lab.
ELECTRICAL POWER	12 (Minimum) 120v Duplex Receptacles – Alternating Circuits with no more than 4 outlets per circuit. Outlets shall be installed between 36" – 42" AFF (Bench Level) and 18" AFF if not above cabinet space.
COMMUNICATIONS	One (1) – Phone Outlet and two (2) Data Outlets installed by the lessor.
HVAC	Normal Building HVAC per SFO
SECURITY	NA
PLUMBING	Two sinks, eye wash, hook up for deionized water system
SPECIAL CONSTRUCTION	All walls shall be constructed to support shelving and cabinets. The government shall install cabinets/shelving as needed in this room after occupancy.
EQUIPMENT	Government Provided
FURNITURE	Government Provided
NOTES AND OTHER	Room must be minimum of 14.5 Feet long

<b>ROOM NAME:</b> Electronics lab	<b>SECTION:</b> NA	<b>SQUARE FEET:</b> 110
<b>SPACE TYPE:</b> Electronics workspace	<b>OCCUPANTS:</b> 0	<b>QUANTITY:</b> 1
DESCRIPTION	This room serves as the storage and testing area for field electronics.	
WALL CONSTRUCTION	Partitioning to be drywall, installed from finish floor to 6" above suspended ceiling, insulated to provide an STC rating of 43-45 or above.	

	Walls shall be properly construction and reinforced to accommodate wall hanging cabinets through the work area.
DOORS & FRAMES	Stained, natural wood veneer face, solid-core wood interior door per SFO and Metal Door Frame per SFO.
DOORS HARDWARE	Door hardware shall be building standard heavy-weight hinges and standard lever latch set per SFO, commercial grade, ABAAS/ADA Approved.
<b>FINISHES:</b>	
FLOORS	<b>ACID RESISTANT</b> - Vinyl composite tile, 12" x 12" x 1/8". Vinyl resilient base, top set, 1/8" x 4", with factory formed external and internal corners.
WALL FINISH	One coat of best quality interior primer and two coats paint. Paint per SFO. No texture unless prior approval by government.
CEILING	SFO/Building standard: Suspended acoustical ceiling system: 2'-0" x 2'-0" or 2'-0" x 4'-0" standard "T" grid with standard edge lay-in washable and humidity resistant acoustical tile.
WINDOWS (Fenestration)	Mini-Blinds as applicable per SFO.
ELECTRICAL LIGHTING	2'-0" x 2'-0" or 2'-0" x 4'-0" recessed modern, fluorescent fixtures with deep cell parabolic louvers per SFO. Energy Efficient T8 Bulbs and a uniform lighting level of 50 foot candles required at 36" AFF over <u>all work</u> surfaces. Motion equipped light sensor in lab.
ELECTRICAL POWER	12 (Minimum) 120v Duplex Receptacles – Alternating Circuits with no more than 4 outlets per circuit. Outlets shall be installed between 36" – 42" AFF (Bench Level) and 18" AFF if not above cabinet space.
COMMUNICATIONS	One (1) – Phone Outlet and two (2) Data Outlets installed by the lessor.
HVAC	Normal Building HVAC per SFO
SECURITY	NA
PLUMBING	N/A
SPECIAL CONSTRUCTION	All walls shall be constructed to support shelving and cabinets. The government shall install cabinets/shelving as needed in this room after occupancy.
EQUIPMENT	Government Provided
FURNITURE	Government Provided
NOTES AND OTHER	Room must be minimum of 14.5 Feet long

### 3.1.3 Warehouse/Light Industrial

<b>ROOM NAME:</b> Warehouse/shop	<b>SECTION:</b> NA	<b>SQUARE FEET:</b> 1250
<b>SPACE TYPE:</b> Light Industrial	<b>OCCUPANTS:</b> 0	<b>QUANTITY:</b> 1
DESCRIPTION	Light industrial warehouse area for storage of field equipment and vehicles	
WALL CONSTRUCTION	Standard Light Industrial Construction. Insulated walls throughout exterior and office area separation. Deck to Deck.	

DOORS & FRAMES	<p>Pre-finished, insulated personnel metal door, painted. Welded, thermally broken, painted hollow metal frame. (36" wide) Door shall be adjacent to all over head doors and be ADA compliant.</p> <p>A minimum of One 14' wide foot wide by 10' foot high insulated metal sectional over head doors exiting to the exterior at ground level to allow for drive through (minimum of 80 feet in length) of vehicles and. Overhead door shall be electronically/automatically operated with appropriately sized automatic push button electric openers.</p>
DOORS HARDWARE	Door hardware shall be building standard heavy-weight hinges and standard lever latch set per SFO, commercial grade, ABAAS/ADA Approved.
<b>FINISHES:</b>	
FLOORS	Level, sealed concrete.
WALL FINISH	Level 2 Drywall Finish where appropriate and One coat of best quality interior primer as applicable.
CEILING	Unfinished – 12' working height. Overhead door opener and other penetrations may not protrude into this working height. Hanging heat units may be accepted upon approval of the Contracting Officer.
WINDOWS (Fenestration)	Mini-Blinds as applicable per SFO.
ELECTRICAL LIGHTING	All light fixtures shall maintain a uniform light level at 36" AFF of 20 foot candles. Three way light switch required at every door.
ELECTRICAL POWER	120v Duplex Receptacle: Every 12' along all walls – alternating circuits at 42" AFF.
COMMUNICATIONS	One (1) – Phone Outlets (installed by the lessor).
HVAC	Heat only with individual thermostat control. 24" side wall exhaust fan and make up air unit as necessary and per code – see below for additional information.
SECURITY	Deadbolt locks (keyed the same as all locks on facility) for doors on outside of building.
PLUMBING	<ul style="list-style-type: none"> <li>- Freeze proof hose bib cock inside and outside near overhead door.</li> <li>- Floor/trench drains installed at overhead door per applicable city codes.</li> <li>- A standard tub utility sink is required in the Shop Area with hot and cold water.</li> <li>- Overhead sprinkler system</li> </ul>
SPECIAL CONSTRUCTION	
EQUIPMENT	Government Provided
FURNITURE	Government Provided
NOTES AND OTHER	<ol style="list-style-type: none"> <li>1. Light Industrial space to be contiguous and all on ground level, slab on grade. The warehouse overhead doors shall be at grade level and raised docks are not acceptable.</li> <li>2. Circulation patterns in front of the overhead door should allow for easy access and maneuverability of vehicles pulling trailers and allow for safe and easy backing up of trailers into the light industrial area. This</li> </ol>

	<p>circulation area is not accounted for in any square foot requirements and will vary based on the site design elements.</p> <ol style="list-style-type: none"> <li>3. HVAC: Heat only. Minimum temperature of 50 degrees F in off hours and 65 degrees F working hours.</li> <li>4. Concrete/Asphalt is required throughout the government area and no gravel areas will be acceptable.</li> <li>5. A freeze proof hose bib cock is required next to or near the warehouse door (Exterior and Interior is required).</li> <li>6. An exterior 120v duplex outlet is required next to or near the overhead doors.</li> <li>7. An interior latch lock must be provided on the overhead doors.</li> <li>8. A 24" – 30" shutter (wall) mount exhaust fan is required as part of the light industrial area and shall supply a minimum exhaust of 1800 CFM.</li> </ol>
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#### 3.1.4 Exterior Space

<b>ROOM NAME:</b> Ware Yard	<b>SECTION:</b> NA	<b>SQUARE FEET:</b> 5,900
<b>SPACE TYPE:</b> Outdoor	<b>OCCUPANTS:</b> 0	<b>QUANTITY:</b> 1
<b>DESCRIPTION</b>	Secured-Fenced area for storing vehicles, boats, and trailers.	
<b>FENCE</b>	Fencing: Min. Six (6) ft tall Industrial grade chain link fence	

GATE	Minimum One (1) horizontal gate, 14 ft wide – Cantilever Type, keyless entry, or Padlock swing open gate.
<b>FINISHES:</b>	
FLOORS	Level, graded and asphalt or concrete paved.
WALL FINISH	NA
CEILING	NA
WINDOWS (Fenestration)	NA
ELECTRICAL LIGHTING	Exterior Lighting per SFO
ELECTRICAL POWER	One 120v Duplex Receptacles – exterior and GFCI Protected.
COMMUNICATIONS	NA
HVAC	NA
SECURITY	NA
PLUMBING	NA
SPECIAL CONSTRUCTION	NA
EQUIPMENT	Government Provided
FURNITURE	Government Provided
NOTES AND OTHER	<p>Secured parking area must be located within reasonable walking distance from the light industrial portion of space. Preferred adjacent.</p> <p>The requested square footage <u>does not included circulation space in regards to accessing the industrial area if it is incorporated and adjacent to the light industrial space/overhead doors.</u></p> <p>A drive through design is desired otherwise circulation space may be required within the ware yard area depending on layout and access.</p> <p>A) Trash/Dumpster service is required on site.</p> <p>1) wareyard space (3,000SF)  2) Secured parking for 5 vehicles (1700 SF, (5) 340'SF Parking spaces  3) Secured covered parking for 3 vehicles, (1200 SF, (3) 400' SF covered parking spots) car port type cover</p>