Architectural

1. Drawings

a. Demolition plans, if required

b. Floor plans, showing at a minimum:
   i. Work areas, lobbies, corridors, entrances, stairways, elevators, special spaces, and service spaces (with the principal spaces labeled). Dimensions for critical clearances, such as vehicle access, should be indicated.
   ii. Office areas must show proposed layouts down to the office level of detail verifying the integration between the approved program and the building concept is achievable.

c. Proposed interior layouts showing:
   i. Open office plan
   ii. Enclosed office plan
   iii. Indicate how major mechanical and electrical equipment can be removed/replaced

d. Elevations of major building facades, showing:
   i. Fenestration
   ii. Exterior materials
   iii. Cast shadows

e. Elevations of major interior spaces, showing:
   i. Lobby/atrium
   ii. Typical public elevator lobby
   iii. Typical courtroom elevations

f. Building sections (as necessary), showing:
   i. Adequate space for structural, mechanical and electrical, telecommunications, and fire protection systems
   ii. Mechanical penthouses
   iii. Floor-to-floor and other critical dimensions
   iv. Labeling of most important spaces
   v. Labeling of floor and roof elevations

2. Color rendering [Minimum size must be 600 mm by 900 mm (24 in. by 36 in.).]

3. Photographs

a. Four 200 mm by 250 mm (8 in. by 10 in.) color photographs, mounted, identified, and framed of the rendering or model image (showing at least two vantage points). In addition, provide for all building elevations (at least one vantage point per each elevation).

b. Two of the photographs are to be sent to the GSA project manager.

c. Provide two additional 600 mm by 900 mm (24 in. by 36 in.) photographs of the rendering for the GSA project manager. (For courthouse projects only.)

4. Model

a. Provide a model of the final concept with sufficient detail to convey the architectural intent of the design.

5. Calculations

a. Acoustical calculations, including noise transmission through:
   i. Envelope
   ii. Interior walls, floors (including raised floors), and ceilings
   iii. Mechanical and electrical equipment

b. Heat transfer through and dew point locations in building envelope

c. Toilet fixture count analysis

d. Illumination, daylighting, and glare analysis

e. Passenger and freight elevator analysis

f. Loading dock analysis

g. Energy analysis in accordance with Section A.6.

6. Narrative

a. Architectural program requirements
   i. Show in tabular form how the final concept meets the program requirements for each critical function.
   ii. A revised description of any deviation from P100.
   iii. Description of final concept, explaining:
      (1) Expansion potential
      (2) Building floor efficiency

b. Location and sizes of mechanical equipment rooms for accessibility, maintenance and replacement of equipment (including cooling towers and emergency generators)

c. Conveying systems design (passenger and freight elevators, escalators)

d. Loading docks

e. Thermal, air leakage, and operational performance and maintainability of the building envelope

f. Design strategy to attain the assigned energy goal

g. Treatment of historic zones, if applicable

h. Operations and maintenance goals (exterior and interior window washing, relamping, etc.)

i. Sustainable design concepts (LEED strategy)

j. Vertical transportation analysis (passenger and freight elevators and escalators)

k. Code analysis
   i. The Code criteria must be reviewed by each design team discipline member to the degree of detail necessary to assure that tasks accomplished in this phase meet all the Code requirements.
   ii. A Code/Criteria analysis must be prepared by each design team discipline member that documents an investigation of the applicable codes and agency criteria that will govern the design of a specific project. This analysis should alert the Government to any conflicts in the project's design criteria so that they can be resolved early. The analysis should also provide a common perspective for the design and review of the project. This analysis is probably most critical in building modernization and repair/alteration projects.

Exhibit I-28

Historic Preservation

8.5 in. x 11 in. report, signed by qualified preservation architect, including:

1. Narrative

a. General: Project purpose, scope, groups, and individuals involved
b. Existing conditions, describing:
   i. Overall building size, configuration, character
   ii. Project location
   iii. Existing original materials and design, relevant alterations
c. Preservation design issues and prospective solutions, including:
   i. Location of new work/installation: visibility, impact on historic finishes
   ii. Compare options for preserving/restoring historic materials and design
   iii. Identify further study required to avoid adverse effects as applicable

2. Photographs

a. General and detail views showing existing conditions at affected preservation zones, keyed to plan showing location and orientation of each view
b. Captions identifying location, subject, condition shown

3. Drawings

a. Reduced to 8.5 in. x 11 in., 11 in. x 17 in. foldout or placed in cover pocket
b. Site and floor plans, as applicable
c. Sketches or schematic CA D drawings (elevations, plans) showing preservation design concepts

Structural

1. Drawings

a. Framing plans of the proposed structural system showing column locations, bay sizes, and location of expansion and seismic joints

2. Narrative

a. Identification of unusual local code requirements
b. Code compliance statement
c. Name of model building code followed
d. Building classification
e. Identification of region of seismicity, wind speed, etc.
f. Identification of special requirements, such as high-rise
g. For new buildings:
   i. Statement certifying that the structural engineer has reviewed the building configuration for blast, seismic, and hurricane adequacy, and the criteria in PBS P100 have been met. The structural engineer and the architect must sign this statement.

Mechanical

For the system approved and selected from the three concepts, provide the following:

1. Drawings

a. Demolition plans, if required
b. HVAC Systems
   i. Floor plan(s):
      (1) Identification of equipment spaces for mechanical equipment
      (2) Location of mechanical equipment, including size, weight, access to loading docks and freight elevators, and clearance requirements for operation, maintenance, and replacement
   ii. Flow diagram(s):
      (1) Air flow riser diagrams representing supply, return, outside air, and exhaust systems
      (2) Water flow riser diagrams of the main mechanical systems in the mechanical room(s) and throughout the building
c. Plumbing Systems
   i. Floor plan(s):
      (1) Proposed building zoning and major piping runs
      (2) Locations of proposed plumbing fixtures and equipment
   ii. Systems schematics and flow diagrams

2. Narrative

a. HVAC
   A written narrative describing the selected mechanical systems and equipment, including:
   i. Indoor and outdoor design conditions for all spaces under occupied, 24-hour, and unoccupied conditions
   ii. Ventilation rates, dehumidification, and pressurization criteria for all spaces under occupied, 24-hour, and unoccupied conditions
   iii. Equipment capacities, weights, sizes, and power requirements
   iv. Description of heating, cooling, ventilating, and dehumidification systems for each major functional space
   v. Description of heating, cooling, ventilating, and dehumidification control strategies for each air handling system under occupied, 24-hour, and unoccupied conditions
   vi. Fuel and utility requirements
   vii. A code compliance statement
b. Plumbing
   i. Description of proposed plumbing systems, including domestic cold and hot water, sanitary and storm drainage, and irrigation
   ii. Evaluation of alternate sources for preheating of domestic water (solar or heat recovery)
c. Calculations and energy and water analyses
   i. Building heating and cooling load calculations
   ii. Psychrometric calculations for HVAC systems at full load and partial loads. (Partial loads at 50% and 25%, and unoccupied periods)
   iii. Energy consumption calculations and analysis in accordance with Section A.6
   iv. Water consumption calculations and analysis including make-up water for HVAC systems, domestic water consumption, and water consumption for irrigation
   v. Fuel consumption estimates

3. Specifications

a. Table of contents identifying specifications to be used on the project

Exhibit I-29

Fire Protection

Fire protection and life safety submission requirements must be identified as a separate Fire Protection section as outlined in this document.

1. Drawings

a. Plans showing
   i. E quipment spaces for fire protection systems (e.g., fire pump, fire command center, etc.)
   ii. Fire protection water supplies, fire hydrant locations, fire apparatus access roads, and fire lanes

2. Narrative

a. Description of the building's proposed fire protection systems including the egress system

b. Code compliance analysis
   i. T he design team fire protection engineer must prepare an analysis of the applicable codes and agency criteria that will govern the design of the specific project. For example, items such as, but not limited to classification of construction and occupancy group(s), rating of structural components, fire resistance requirements, interior finish, occupant load calculations, exit calculations, identification of areas to receive automatic sprinkler systems and/or automatic detection systems, smoke control systems, etc. would be prepared by the design team fire protection engineer as necessary to provide a complete fire protection and life safety analysis for the final concept.

Electrical

1. Drawings

a. Plans showing equipment spaces for all electrical equipment to include: panels; switchboards; transformers; uninterruptible power supply (UP S); and generators

2. Narrative

a. Description of at least two potential electrical systems

b. Describe the proposed lighting and lighting control system

c. Proposed special features of electrical system

d. Code compliance statement

Certification Requirements

The architect/engineer (lead designer) must certify that the concept design complies with the program requirements, PBS P100, GSA's energy goals, Federal energy goals, and local regulatory agencies and review boards.

In bullet form, identify how proposed design features will support performance expectations of the project. Expectations are identified in the project's design program and within the Functional Objectives Matrix, Figure A-1.

Final concept energy analysis, in accordance with Section A.6.

Life-Cycle Cost Analysis

A life-cycle cost analysis of three options for the various building systems under design and evaluation that have been modeled should be included with this submittal.

Final Concept Cost Estimate

A cost estimate must be provided, as required in the P120 and in accordance with the P100.

The final concept estimate submission must include the following:

- Executive summary
- Basis of estimate, rationale, assumptions, and market analysis as required in P120
- GSA Report 3474, GSA Report 3473
- Summary reports (ASTM UNI FORMAT II and CSI MasterFormat formats as applicable)
- Detail line item cost reports
- Core/shell and TI cost estimate, as per GSA pricing policy. TI estimates must be prepared for each tenant.
- Provide separate estimates for phased work, or bid alternates/options.
- To ensure the project is developing on-budget, a list of cost-saving items that would collectively reduce the project cost to approximately 10 percent below budget.
- Verify that the final concept can be constructed within the project budget.

A life-cycle cost analysis of three options for the various building systems under design and evaluation that have been modeled should be included with this submittal.

Exhibit I-30

Design Development

Site Planning and Landscape Design

1. Calculations

a. Site storm drainage combined with building storm drainage and sanitary sewer calculations
b. Storm water detention calculations, if applicable
c. Parking calculations, if applicable
d. Dewatering calculations
   i. Calculations modeling dewatering rates during dry and wet season excavation. Calculations must take into account effect of dewatering on adjacent structures and improvements.
   ii. Calculations must assume a specific shoring system as part of a comprehensive excavation system.

2. Narrative

a. Site circulation concept, explaining:
   i. Reasons for site circulation design and number of site entrances
   ii. Reasons and/or calculations for number of parking spaces provided
   iii. Reasoning for design of service area(s), including description of number and sizes of trucks that can be accommodated
   iv. Proposed scheme for waste removal
   v. Proposed scheme for fire apparatus access and fire lanes
b. Site utilities distribution concept
   i. Brief description of fire protection water supplies
   ii. Brief description of fire hydrant locations
   iii. Drainage design concept
c. Landscape design concept, explaining:
   i. Reasoning for landscape design, paving, site furnishings, and any water features
   ii. Reasoning for choice of plant materials
   iii. Proposed landscape maintenance plan and water conservation plan
   iv. Brief operating description of irrigation system
d. Site construction description
   i. Brief description of materials proposed for pavements and utilities
e. Code analysis
   i. The code criteria must be reviewed by each design team discipline member to the degree of detail necessary to ensure that tasks accomplished in this phase meet all the code requirements.
   ii. Identify local zoning and all building code requirements and provide a complete analysis as they pertain to the project.

3. Drawings

a. Demolition drawings, if required
b. Site layout plan, showing:
   i. All buildings, roads, walks, parking, and other paved areas (including type of pavement)
   ii. Accessible route from parking areas and from public street to main facility entrance
   iii. Fire apparatus and fire lanes
c. Grading and drainage plan, showing:
   i. Site grading and storm drainage inlets, including storm water detention features
d. Site utilities plan, showing:
   i. Sizes and locations of domestic and fire protection water supply lines, sanitary sewer lines, steam/condensate lines, and chilled water supply and return lines, if applicable
e. Landscape design plan, showing:
   i. General areas of planting, paving, site furniture, water features, etc.
   ii. Irrigation plan, if applicable

Architectural

1. Calculations

a. Acoustical calculations, including noise transmission through:
   i. Envelope
   ii. Interior walls, floors (including raised floors), and ceilings
   iii. Mechanical and electrical equipment
b. Heat transfer through dew point locations in building envelope
c. Toilet fixture count
d. Illumination, daylighting, and glare
e. Passenger and freight elevator analysis
f. Loading dock analysis
g. Energy analysis in accordance with Section A.6

2. Narrative

a. Building concept, explaining:
   i. Reasons for building massing, entrance locations, and service locations
   ii. Building circulation and arrangement of major spaces
   iii. Interior design
   iv. Adherence to the building preservation plan, if applicable
   v. Energy conservation design elements
   vi. Water conservation considerations
   vii. Explain how all these design considerations are combined to provide a well integrated cohesive design concept
   viii. Analysis of refuse removal, recycled materials storage and removal, and maintenance requirements
b. Building construction description, explaining:
   i. Structural bay size
   ii. Exterior materials, waterproofing, air barriers/vapor retarders, and insulation elements
   iii. Roofing system(s)
   iv. Exterior glazing system
   v. Interior finishes, with detailed explanation for public spaces
c. Potential locations for artwork commissioned under the Art in Architecture program, if applicable
d. Use of recycled materials
e. Sustainable design concepts and LEED strategy

Exhibit I-31

f. Review of project for code compliance
   i. Code criteria should be reviewed by each discipline to the degree of detail necessary to assure that tasks accomplished in this phase meet the code requirements.
   ii. For major alterations, provide a determination whether an accessible floor is needed.

g. Building maintenance, explaining:
   i. How unique and tall architectural spaces such as atriums or grand staircases will be cleaned, have their light fixtures maintained, have interior and exterior glass surfaces cleaned and typical maintenance performed.
   ii. How courtrooms, dining facilities, and other assembly spaces with fixed seating, multilevel spaces, or with sloped floors will have their ceilings, lights, and other ceiling elements maintained and repaired.
   iii. Proposed scheme for window washing equipment
   iv. Consideration and prevention of bird nesting on exterior surfaces
   v. How major mechanical and electrical equipment can be serviced and/or replaced in future years giving the necessary dimension clearances

h. Describe the project-specific security design
   i. Report verifying the current design's compliance with the approved space program. Any deviations must be clearly reported. Report in metric and English units.

j. Curtain Wall Report
   i. In projects with complex curtain wall systems, describe size and locations of major movement joints to accommodate structural drift due to seismic and/or wind loading. Describe proposed curtain wall attachment methods to accommodate these lateral movements.
   ii. Describe water migration
   iii. Describe exterior fire safety systems, if applicable
   iv. Describe typical interfaces between exterior wall system and interior finishes
   v. Describe interfaces between major enclosure assemblies such as glass curtain wall to precast or stone panels
   vi. Identification of at least three suppliers that can provide proposed exterior wall system
   vii. Address any requirement for blast resistance in the context of "Windgard" simulations and/or blast testing results, as provided by the Office of Design and Construction

k. Design development energy analysis, in accordance with Section A.6

l. Building keying: Report must fully define the keying hierarchy for the entire building incorporating various levels of access, security, and fire egress. A/E should coordinate with GSA fire safety engineer for keying.

m. Signage Report: Signage system and room numbering system must be integrated with keying system.

n. Provide two finish boards for both public and tenant interior areas and two finish boards of exterior finishes composed of actual material samples and color coded plans, sections, and elevations of major space showing their use.

3. Drawings

a. Demolition drawings, if required

b. Building floor plans, showing:
   i. Spaces individually delineated and labeled
   ii. Enlarged layouts of special spaces
   iii. Dimensions
   iv. Planning module

c. Building reflected ceiling plans, showing:
   i. Enlarged layouts of special spaces
   ii. Spaces individually delineated
   iii. Materials labeled
   iv. Ceiling heights labeled
   v. Lighting fixture types indicated and scheduled

d. Building roof plan, showing:
   i. Drainage design, including minimum roof slope
   ii. Dimensions
   iii. Membrane and insulation configuration of the roofing system
   iv. Mechanical equipment rooms and their relationship to freight elevators

e. Elevations, showing:
   i. Entrances, window arrangements, doors
   ii. Exterior materials with major vertical and horizontal joints
   iii. Roof levels
   iv. Raised flooring and suspended ceiling space
   v. Dimensions

f. Interior elevations, showing:
   i. Lobby, atrium
   ii. Public corridors
   iii. Jury assembly room
   iv. Grand jury
   v. Restrooms
   vi. Chambers
   vii. Typical public elevator lobby
   viii. Typical courtroom elevations
   ix. Typical tenant corridors
   x. Typical conference rooms

g. One longitudinal and one transverse section, showing:
   i. Floor-to-floor dimensions
   ii. Stairs and elevators
   iii. Typical ceiling heights
   iv. General roof construction

h. Exterior wall sections, showing:
   i. Materials of exterior wall construction, including flashing, connections, method of anchoring, insulation, vapor retarders, and glazing treatments
   ii. Vertical arrangement of interior space, including accommodation of mechanical and electrical services in the floor and ceiling zones

Exhibit I-32

i. Proposed room finish schedule, showing:
   i. Floors, bases, walls, and ceilings
   ii. Finish schedule may be bound into narrative
   iii. Perspective sketches, renderings and/or presentation model, if included in the project scope
j. Proposed site furniture, showing:
   i. Site furniture cut sheets or photos
   ii. Proposed locations
k. Diagrams illustrating the ability to access, service, and replace mechanical/electrical equipment showing the pathway with necessary clearance
l. Location of accessible pathways and services for the physically disabled
m. Placement of Art in Architecture elements
n. Design of typical building signage, including wayfinding and room identification, building directory, exterior building signage, and major interior building identification

4. Photographs

a. Two sets of 200 mm by 250 mm (8 in. by 10 in.) photographs for:
   i. rendering or model image (if changed from concept submission)
   ii. elevation views for all exposures (if changed from concept submission)

Historic Preservation

8.5 in. x 11 in. report, signed by qualified preservation architect, including:

1. Narrative

a. Cover page: Building name, address, project title, project control number, author (preservation architect), preservation architect's signature, date of submission
b. General: Project purpose, scope, groups and individuals involved, substantive changes to approach described in concept submission
c. Existing conditions, describing:
   i. Overall building size, configuration, character
   ii. Project location
   iii. Existing original materials and design, alterations
   iv. New findings from testing or analysis in concept phase
d. Preservation solutions explored, how resolved and why, including:
   i. Location of new work: visual impact, protection of ornamental finishes
   ii. Design of new work/installation: visual and physical compatibility with existing original materials and design; materials/finishes chosen
   iii. Methods of supporting new work/installation
   iv. Preservation and protection of historic materials during construction through tenant move-in
e. Effects, describing:
   i. How project will affect the building's architecturally significant qualities
   ii. Measures proposed to mitigate any adverse effects on historic materials or design
f. Photographs
   i. General and detail views showing existing conditions at affected preservation zones, keyed to plan showing location and orientation of each photo view
   ii. Captions identifying location, subject, condition shown

2. Drawings

a. Reduced to 8.5 in. x 11 in., 11 in. x 17 in. foldout or placed in cover pocket:
b. Site and floor plans, as applicable
c. Elevations, plans, and section details showing preservation design solutions for each issue identified, as approved by regional preservation officer

Structural

Design report containing structural design criteria and the following information:

1. Calculations For any computer-generated results, submit a program user's manual, a model of the input data, and all pertinent program material required to understand the output. A narrative of the input and results for computer-generated calculations for the recommended structural concept should be contained in the calculations as well.

a. Gravity load and lateral load calculations, with tabulated results showing framing schedules
b. Foundation calculations
c. Calculations showing that the system is not vulnerable to progressive collapse
d. Vibration calculations
e. Blast calculations

2. Narrative

a. Code criteria should be reviewed by each discipline to the degree of detail necessary to ensure that tasks accomplished in this phase meet the code requirements.
b. Comparative cost analysis of at least three potential framing systems
   i. The analysis should compare first costs based on the design of a typical cross-section of the building, one interior column bay in width, including a comparison of lateral load-resisting elements. Nonstructural building systems that have a bearing on the overall cost of the systems must be included. For example, in a comparison between steel and concrete systems, the cost of fireproofing the steel structure must be considered, if fireproofing is required by code.

Exhibit I-33

ii. The analysis should include a brief narrative listing factors that may have a bearing on the final selection, such as the availability of local labor skilled in the erection systems, speed of construction, and other concerns.

c. Description of recommended structural concept, including:
   i. Choice of framing system, including lateral load-resisting elements, and proposed foundation design
   ii. Verification of adequacy of all assumed dead and live loads

d. Identify all code requirements and provide a complete analysis as it pertains to this project including but not limited to:
   i. Required fire-resistance rating of structural elements
   ii. Summary of special requirements resulting from applicable local codes

e. Proposed methods of corrosion protection, if applicable

f. Geotechnical engineering report, including boring logs (if part of scope of work)
   i. See Section A.5 for specific requirements

g. Geologic hazard report. See Section A.5 for specific requirements

h. Blast consultant's report and analysis (if part of scope of work)

3. Drawings

a. Framing plans and key details

Mechanical

1. Calculations and Energy and Water Analyses

a. Updated building heating and cooling load calculations

b. Updated psychrometric calculations for HVAC systems at full and partial loads (partial loads at 50% and 25%, and unoccupied periods)

c. Updated energy consumption calculations and analysis in accordance with Section A.6

d. Updated water consumption calculations and analysis including make-up water for HVAC systems, domestic water consumption, and water consumption for irrigation

e. Updated fuel consumption estimates

2. Drawings: HVAC

a. Demolition drawings, if required

b. Floor plan(s):
   i. Single line piping and ductwork schematic layout
   ii. Show terminal air units
   iii. Perimeter terminal units

c. Quarter-inch scale drawings of mechanical equipment room(s) showing all mechanical equipment, ductwork, and piping, including equipment access and service requirements in plan, elevations, and cross-sections

d. Roof plan showing all roof-mounted equipment and access to roof

e. Show adequate access from mechanical equipment room(s) to freight elevators

f. Single line schematic flow and riser diagram(s):
   i. Airflow quantities and balancing devices for all heating/cooling equipment
   ii. Water flow quantities and balancing devices for all heating/cooling equipment
   iii. Flow/energy measuring devices for water and air systems for all cooling, heating, and terminal equipment

g. Automatic control diagram(s):
   i. Control flow diagrams showing all sensors, valves, and controllers (analog and digital)
   ii. Sequence of operations of all the systems that describes the control sequences during occupied, 24-hour operations, and unoccupied conditions

h. Schedules:
   i. P rovide schedules of major equipment that includes chillers, boilers, pumps, air handling units, and terminal units, cooling towers, and all equipment required for 24-hour operations

i. Air terminal devices

j. Air balance relationships between spaces

3. Drawings: Plumbing

a. Demolition drawings, if required

b. Floor plan(s):
   i. P roposed building zoning and major piping runs
   ii. Locations of proposed plumbing fixtures and equipment

c. Systems schematics and flow diagrams

4. Narrative: HVAC

A written narrative describing the final mechanical system and equipment selection including:

a. Updated indoor and outdoor design conditions for all spaces under occupied, 24-hour, and unoccupied conditions

b. Provide a dew point analysis

c. Updated ventilation rates, dehumidification, and pressurization criteria for all spaces under occupied, 24-hour, and unoccupied conditions

d. Updated equipment capacities, weights, sizes, and power requirements

e. A complete description of the air side and water side systems and the associated components including operating characteristics, ranges, and capacities, spaces served, and special features

Exhibit I-34

f. Descriptions of control strategy and sequence of operations for all spaces under occupied, 24-hour, and unoccupied conditions
g. Updated fuel and utility requirements
h. A P100 compliance statement
i. A description of any deviation from the HVAC system as approved in the Final Concept submittal, in accordance with P100

5. Narrative: Plumbing

a. Updated description of plumbing system, including domestic cold and hot water, sanitary and storm drainage, and irrigation systems
b. Updated evaluation of alternate sources for reheating of domestic water (solar or heat recovery)

6. Specifications

a. Draft of each specification section to be used on the project

Fire Protection

Fire protection and life safety submission requirements must be identified as a separate Fire Protection section as outlined in this document.

1. Calculation

a. Occupant load and egress calculations
b. Fire protection water supply calculations
   i. Includes water supply flow testing data
c. Fire pump calculations where applicable
d. Smoke control calculations where applicable (e.g., atrium)
e. Stairway pressurization calculations where applicable
f. Calculations contained in *The SFPE Handbook of Fire Protection Engineering* for calculating sound attenuation through doors and walls for placement and location of fire alarm system audible notification appliances

2. Drawings

a. Floor plans showing:
   i. Equipment spaces for fire protection systems (e.g., fire pump, fire command center)
   ii. Fire protection water supply lines, fire hydrant locations, fire apparatus access roads, and fire lanes
   iii. Standpipes and sprinkler risers
   iv. Remoteness of exit stairways
   v. Location of firewalls and smoke partitions
   vi. Identification of occupancy type of every space and room in building
   vii. Calculated occupant loads for every space and room in the building
   viii. Location of special fire protection requirements (e.g., kitchens, computer rooms, storage)
b. Riser diagrams for sprinkler system
c. Riser diagram for fire alarm system

3. Narrative

a. Building egress description
   i. Includes egress calculations and stairway exit capacities, remoteness, exit discharge, etc.
b. All building fire alarm and suppression systems
c. Smoke control system(s), where applicable
d. Special fire protection systems (e.g., kitchen extinguishing system), where applicable
e. Fire resistance rating of building structural elements
   i. Coordinate with structural engineer
f. Fire alarm system
   i. Interface of fire alarm system with BAS and security systems
   ii. Review of building for compliance with life safety requirements and building security requirements
g. Interior finish requirements as they pertain to the life safety requirements
h. Mass notification system

Electrical

1. Calculations

a. Lighting calculations for a typical 186 m^2 (2,000 sq.ft.) open office plan with system furniture
b. Lighting calculations for a typical one-person private office
c. Power calculations from building entry to branch circuit panel
d. Load calculations
e. Life-cycle cost analysis of luminaire/lamp system and associated controls
f. Power density analysis for lighting of each area

2. Narrative

a. Description of alternative power distribution schemes
   i. Compare the advantages and disadvantages of each approach. Include the source of power, potential for on-site generation, most economical voltage, and primary vs. secondary metering.
b. Proposed power distribution scheme
   i. Provide a detailed description and justification for the selected scheme. Address special power and reliability requirements, including emergency power and UPS systems.
c. Proposed lighting systems
   i. Discuss typical lighting system features, including fixture type, layout, and type of controls
   ii. Discuss special spaces such as lobbies, auditoria, dining rooms, and conference rooms
   iii. Discuss exterior lighting scheme
   iv. Discuss lighting control systems and daylighting
   v. Describe the energy usage of the lighting system
   vi. Interface with BAS
   vii. Methods proposed for energy conservation and integration with BAS
   viii. Engineering analysis for demand limit controls
d. Description of each proposed signal system
   i. Description of proposed security systems' features and intended mode of operation

Exhibit I-35

ii. Proposed zone schedule
iii. Proposed card access controls, CCTV assessment and intrusion protection system, if applicable

e. Proposed telecommunications Infrastructure
i. Systems proposed for infrastructure and cabling to accommodate the communications systems. These must be designed and provided in compliance with EIA/TIA building telecommunications wiring standards.

f. Code criteria should be reviewed by each discipline to the degree of detail necessary to ensure that tasks accomplished in this phase meet the code requirements.

3. Drawings

a. Site plan
i. Proposed site distribution for power and communications, proposed service entrance and location of transformers, generators, and vaults, etc.

b. Floor plans
i. P roposed major electrical distribution scheme and locations of electrical rooms and closets and communication closets
ii. Proposed major routing of major electrical feeder runs, bus duct, communication backbone systems, and security systems
iii. Plan layouts of electrical rooms, showing locations of major equipment, including size variations by different manufacturers

c. Single line diagram of the building power distribution system

d. Plan of typical office lighting layout

e. Single line diagram of other signal system including: telephones, security, public address, and others

f. Security system site plan
i. P roposed locations for CC TV, duress alarm sensors, and access controls for parking lots. I f the system is not extensive, these locations may be shown on the electrical site plan.
ii. Security system floor plans
iii. Proposed locations for access controls, intrusion detection devices, CC TV, and local panels

g. Lightning protection and building grounding

Design Development Cost Estimate

A cost estimate must be provided, as required in the P120 and in accordance with the P100.

The Design Development Estimate submission must include the following:

- Executive summary
- Basis of estimate, rationale, assumptions and market analysis as required in P120
- GSA Report 3474, GSA Report 3473
- Summary Reports (ASTM UNI FORMAT II and CSI MasterFormat formats as applicable)
- Detail line item cost reports
- Core/shell and TI cost estimate, as per GSA pricing policy. TI estimates must be prepared for each tenant.
- Provide separate estimates for phased work, or bid alternates/options
- To ensure the project is developing on-budget, a list of cost-saving items that would collectively reduce the project cost to approximately 10 percent below budget
- Verify that the design development submission can be constructed within the project budget

Address what value engineering items were incorporated from the concept V E workshops. (Document all V E workshop sessions during design development and show what is to be incorporated into the final design.)

Specifications

Assemble all project-related construction guide specifications and mark out all content that does not apply to the project.

Certification Requirements

The A/E (lead designer) of record must provide certification that the project has been designed and is in compliance with project program requirements, PBS P100, and GSA's energy goal.

Assemble material for LEED rating submission, indicating features and points that ensure desired LEED rating.

The A/E of record must provide certification that all VE decisions made during DD are in compliance with the program requirements and PBS P100, and approved by the design team and all GSA and client stakeholders.

In bullet form, identify how selected design features will support the project's performance expectations. All building systems involved with the project must be discussed, each addressing all performance expectations as covered in the design program and Section A.2.

Construction Documents

The construction documents must be complete, coordinated between disciplines, biddable, readable, and buildable, with no room for unreasonable additional interpretation. The drawings listed below represent requirements for GSA's review, and do not constitute any limitation on the documentation required to properly contract for the construction of the project, or limit the professional design liability for errors and omissions.

Update of code analysis. Each design team discipline member must review, to the degree of detail necessary, the design to assure all the code requirements are met.

Site Planning and Landscape Design

1. Calculations

a. Final drainage calculations, including stormwater detention

b. Final parking calculations, if applicable

c. Pipe sizing calculations for water and sewer pipes

d. Pavement design calculations

2. Drawings, General: The plans listed below, except the demolition plans, may be combined on small projects.

a. Demolition plans, if required

b. Site layout plan
   i. Location of all buildings, roads, walks, accessible routes from parking and public street to building entrance, parking and other paved areas, and planted areas
   ii. Limits of construction
   iii. Locations and sizes of fire protection water supply lines, fire hydrants, fire apparatus access roads, and fire lanes
   iv. Location of floodplains and wetlands

c. Grading and drainage plan, showing:
   i. Existing and new contours [use 600 mm (2 ft.) interval minimum in area around buildings]
   ii. Spot elevations at all entrances and elsewhere as necessary
   iii. Elevations for walls, ramps, terraces, plazas, and parking lots
   iv. All surface drainage structures
   v. Water retention and conservation

d. Site utilities plan, showing:
   i. All utilities, including inlets, manholes, clean-outs, and invert elevations

e. Planting plan, showing:
   i. Building outline, circulation, parking, and major utility runs
   ii. Size and location of existing vegetation to be preserved (include protection measures during construction)
   iii. Location of all new plant material (identify function, such as windbreak or visual screen where appropriate)
   iv. Erosion control

f. Planting schedule, showing:
   i. Quantity of plants, botanical names, planted size, and final size

g. Irrigation plan, if applicable
   i. Include schematic of irrigation control system

h. Planting and construction details, profiles, sections, and notes as necessary to fully describe design intent
   i. Construction phasing, if part of project

i. Survey of surrounding buildings, structures, and improvements in both wet and dry season to document preconstruction elevations

j. Potential archeological artifacts

Architectural

1. Calculations and Compliance Reports

a. Final acoustical calculations, including noise transmissions through:
   i. Envelope
   ii. Interior walls, floors (including raised floors), and ceilings
   iii. Mechanical and electrical equipment

b. Final heat transfer through and dew point locations in building envelope

c. Final toilet fixture count

d. Final illumination, daylighting, and glare analysis

2. Drawings

a. Project title sheet, drawing index

b. Demolition plans if required

c. Floor plans

d. Show planning grids and raised access floor grid, if applicable
   i. Reflected ceiling plans
   ii. Show ceiling grid and location of all elements to be placed in the ceiling

e. Building sections
   i. Vertical zoning for electrical and mechanical utilities must be indicated on sections

f. Roof plans
   i. Roof plans must show slopes, low points, drains and scuppers, equipment, equipment supports, roof accessories, and specialty items, if applicable

g. Exterior elevations

h. Wall sections

i. Interior elevations

j. Details

k. Schedules. Diagrams illustrating proper clearance for servicing and replacement of equipment

3. Specifications

a. Room finish, ceiling types, floor finish, color, and door schedules can be incorporated into either the specifications or drawings

b. Call for thermographic scans of building envelope to identify sources of heat transfer

c. Call for assembly of visual and performance mock-ups for spaces such as courtrooms and sample office space fit outs

d. Provide lighting fixture type schedule

Exhibit I-37

Historic Preservation

Specifications

Competency of bidder and restoration specialist qualification requirements, Sections 00120 and 009[00], cross-referenced in material specifications.

1. Technical specifications for repair and restoration of historic materials, including:

a. Specialized materials and procedures for repair and restoration of historic materials
b. Procedures for protecting historic materials in areas being altered
c. Sample review requirements of repair and restoration procedures
d. Sample submittal requirements for replacement materials and new installations in preservation zones

Structural

Calculations

For any computer-generated results, submit a model of the input data and all pertinent program material required to understand the output. A narrative of the input and results should be contained in the calculations as well.

Whenever a figure is obtained from some other page of the calculations, refer to that page number in parentheses next to the figure used in the calculation.

Provide sketches showing framing plans with dimensions and grid lines, free-body/force diagram in support of the calculations. Refer to drawing numbers where the calculated items are shown on the drawing: for example, structural sizes, connection details, etc.

Narrative/description must be submitted explaining the computer program used to perform the calculation.

1. Final structural calculations, including:

a. Gravity loads
b. Lateral loads
c. Foundations
d. Thermal loads where significant
e. Vibration propagation
f. Progressive collapse
g. Supports for nonstructural elements, including mechanical and electrical equipment on the roof and in equipment rooms, louvers, and other penetrations
h. Steel connections
i. Blast analysis

2. Drawings

a. Demolition plans (when applicable)
b. Full set of structural construction drawings
   i. Drawings must be fully dimensioned, noted and detailed for accurate bidding and construction
   ii. Load criteria for all floor live loads, roof live load, roof snow load, wind load, earthquake design data, and special loads must be shown on drawings. Live load reduction of the uniformly distributed floor live loads, if used in the design, must be indicated.
   iii. Basic wind speed (3-second gust), miles per hour (km/hr), wind importance factor, I, and building category, wind exposure, the applicable internal pressure coefficient must be indicated.
   iv. Seismic design criteria, such as seismic use group, spectral response coefficients S_{DS} and S_{D1}, site class, basic seismic-force-resisting system, design base shear, and analytical procedure must be indicated. Additional information may be required by the local building official.
   v. Soil bearing pressure and lateral earth pressure must be indicated.
   vi. Properties of basic materials must be indicated
   vii. Blast-resistant requirements if applicable
   viii. Indicate the codes and standards used to develop the project.
c. Schedules
   i. Schedules for foundations, columns, walls, beams, slabs, and decks, as applicable
d. Structural details. (All typical details must be shown on the drawings.)
   i. Include details for steel connections
   ii. Include details for all fire-rated assemblies, indicating Underwriters Laboratories Inc. or other nationally recognized testing laboratory fire resistance directory design numbers
   iii. Include details indicating if the assembly is restrained or unrestrained in accordance with Appendix X to ASTM E119 (the classification must be determined by a licensed structural engineer)
   iv. Include details for anchorage of building system equipment and nonstructural building elements (may be shown on mechanical, electrical, or architectural drawings, as applicable).

Mechanical

1. Drawings HVAC

a. Demolition plans, if required
b. Floor plan(s):
   i. Double line piping and ductwork layout
   ii. Show terminal air units
   iii. Perimeter terminal units
   iv. Show locations of automatic control sensors (e.g., temperature, relative humidity, CO_2, room pressurization)
c. Roof plan showing all roof-mounted equipment and access to roof
   i. Show adequate access from mechanical equipment room(s) to freight elevators
d. Mechanical details:
   i. Quarter-inch scale drawings of mechanical equipment room(s) showing all mechanical equipment, ductwork, and piping including access and service requirements in plan, elevations, and cross-sections

Exhibit I-38

ii. All valves must be shown. Indicate locations where temperature, pressure, flow, contaminant/combustion gases, or vibration gauges are required, and if remote sensing is required.
iii. Mechanical room piping and ductwork layout must be double line.
iv. All dampers—both fire dampers and volume control dampers—must be shown. Ductwork ahead of the distribution terminals must be indicated in true size (double line).

e. Single line schematic flow and riser diagram(s):
i. Airflow quantities and balancing devices for all heating/cooling equipment
ii. Water flow quantities and balancing devices for all heating/cooling equipment
iii. Show location of all flow/energy measuring devices for water and air systems for all cooling, heating, and terminal equipment, and their interface with the BAS

f. Automatic control diagrams:
i. Control flow diagrams showing all sensors, valves, and controllers (analog and digital inputs for controllers, front end equipment, and system architecture)
ii. Diagrams to show control signal interfaces, complete with sequence of operation of all heating, ventilating, and cooling systems during occupied, 24-hour, and unoccupied conditions

g. Schedules:
i. Provide schedules of equipment that includes chillers, boilers, pumps, air handling units, terminal units, cooling towers, and all equipment required for 24-hour operations.
ii. Air terminal devices

h. Air balance relationships between spaces

2. Drawings: Plumbing

a. Demolition plans, if required
b. Floor plans
i. Plumbing layout and fixtures, equipment and piping; large-scale plans should be used where required for clarity
c. Riser diagrams for waste and vent lines
d. Riser diagrams for domestic cold and hot water lines
e. Plumbing fixture schedule

3. Narrative HVAC

a. A written narrative describing the final mechanical system and equipment selection including:
i. Final indoor and outdoor design conditions for all spaces under occupied, 24-hour, and unoccupied conditions
ii. Final ventilation rates, dehumidification, and pressurization criteria for all spaces under occupied, 24-hour, and unoccupied conditions.
iii. Final equipment capacities, weights, sizes, and power requirements
iv. Final psychrometrics of HVAC systems
v. A final description of the air side and water side systems and the associated components including operating characteristics, ranges, and capacities, spaces served, and special features
vi. Final descriptions of the control strategy and sequence of operations for all spaces under occupied, 24-hour, and unoccupied conditions
b. Final fuel and utility requirements
c. A final code compliance statement
d. A final P100 compliance statement
e. A final description of any deviation from the HVAC system as approved in the Final Concept submittal, in accordance with P100

4. Narrative: Plumbing

a. A final description of plumbing system, including domestic cold and hot water, sanitary and storm drainage, and irrigation systems
b. A final evaluation of alternate sources for preheating of domestic water (solar or heat recovery)

5. Calculations and Energy and Water Analyses HVAC

a. Final building heating and cooling load calculations
b. Final system pressure static analysis at peak and minimum block loads for occupied and unoccupied conditions
c. Building pressurization analysis for peak and minimum block loads for occupied and unoccupied conditions
d. Acoustical calculations for peak and minimum block loads for occupied conditions
e. Flow and head calculations for pumping systems for peak and minimum block loads for occupied conditions
f. Final selection of equipment, cut sheets of selected equipment
g. Final psychrometric calculations for the selected HVAC systems at full and partial loads (partial loads at 50% and 25%, and unoccupied periods)
h. Final energy consumption calculations and analysis in accordance with Section A.6
i. Final fuel consumption estimates
j. Sizing of fuel storage and distribution system
k. Sizing of vibration isolators for mechanical equipment

6. Calculations: Plumbing

a. Include entire building, including roof drainage calculations and hot water heating calculations
b. Water supply calculations, including pressure
c. Roof drainage calculations
d. Sanitary waste sizing calculations
e. Final water consumption calculations and analysis including make-up water for HVAC systems, domestic water consumption, and water consumption for irrigation

7. Specifications

a. Completely edited version of each specification section to be used on the project

Exhibit I-39

Fire Protection

Fire protection and life safety submission requirements must be identified as a separate Fire Protection section as outlined in this document.

1. Drawings

a. Demolition plans, if required

b. Full set of fire protection construction drawings

i. Drawings must be carefully dimensioned, noted, and detailed for accurate bidding and construction

c. Fire protection details (all typical details must be shown on the drawings)

i. B uilding construction

(1) Building's construction type (e.g., 443, 222, etc.)

(2) Firewalls and smoke partitions

(3) Panel and curtain walls

(4) Fire-stopping configurations. Include details of all openings between the exterior walls (including panel, curtain, and spandrel walls) and floor slabs, openings in floors, and shaft enclosures

(5) Mass notification system equipment

ii. Life safety

(1) Each stair

(2) Horizontal exits

(3) Each required fire door

(4) Stairway pressurization fans

(5) Security door hardware, including operation procedures

iii. Water supply

(1) Fire pump configuration

(2) Anchorage of underground fire protection water supply lines

(3) Standpipe riser

iv. Water-based fire extinguishing systems

(1) Installation of waterflow switches and tamper switches

(2) Sprinkler floor control valves, sectional valves, and inspector text assembly

v. Non-water-based fire extinguisher systems

(1) Special fire extinguishing systems (e.g., wet chemical)

vi. Fire alarm system

(1) Fire alarm riser

(2) Typical firefighter telephone station

(3) Typical firefighter telephone jack

(4) Electrical closets for fire alarm system panels

(5) Fire alarm telephone panel (includes voice paging microphone and firefighter telephone system)

(6) Visual indicating device control and power detail, typical for floors (state location)

(7) Amplifier rack (state location)

(8) Typical location of duct smoke detectors

(9) Outdoor fire alarm speaker

(10) Wall-mounted cone fire alarm speaker

(11) Typical terminal cabinet

(12) Lay-in ceiling-mounted fire alarm speaker

(13) Lay-in ceiling-mounted fire alarm combination speaker/strobe

(14) Wall-mounted strobe device

(15) Typical manual fire alarm box installation

(16) Fire alarm system input/output matrix

(17) Graphic annunciator panel

(18) Installation of the graphic annunciator

(19) Fire command center showing the locations of each panel to be installed

2. Specifications

a. Final specifications

b. Specifications must be based on GSA Fire Protection Supplements to Masterspec

3. Calculations For any fire modeling generated results, submit a copy of the input data and all pertinent program material and assumptions required to understand the output and the analysis. A narrative of the input and results must be part of the calculations.

a. Final occupant load and egress calculations

b. Final fire protection water supply calculations. Includes water supply flow testing data.

c. Final fire pump calculations where applicable

d. Final smoke control calculations where applicable (e.g., atrium)

e. Final stairway pressurization calculations

f. Fire modeling

g. Final calculations contained in *The SFPE Handbook of Fire Protection Engineering* for calculating sound attenuation through doors and walls for placement and location of fire alarm system audible notification appliances

Exhibit I-40

Electrical

1. Drawings: General Systems must be fully drawn and sized to permit accurate bidding and construction.

a. Demolition plans, if required
b. Floor plans
   i. Show lighting, power distribution, and communications raceway distribution, and locations of fire alarm and annunciator panels
c. Single-line diagram of primary and secondary power distribution
d. Include normal power, emergency power, and UPS
e. Single-line diagram of fire alarm system
f. Single-line diagram of telecommunications system
g. Circuit layout of lighting control system
h. Details of underfloor distribution system
   i. Site plan
i. Indicate service locations, manholes, ductbanks, and site lighting
j. Layout of electrical equipment spaces
i. Show all electrical equipment. Include elevations of substation transformers and disconnect switches
k. Schedules for switchgear, switchboards, motor control centers, panelboards, and unit substations
l. Grounding diagram
m. Complete phasing plan (if required) for additions and alterations
n. Security systems site plan
   i. Final locations of all security devices and conduit runs
o. Security system floor plans
   i. Layout of all security systems
p. Storage areas for electrical equipment/spare parts

2. Specifications

a. Final specification
b. Zone schedules may be bound into the specifications or shown on drawings

3. Calculations

a. Illumination level and lighting power calculations
b. Lighting power densities must be calculated by the electrical engineer. The illumination levels for all spaces are to be calculated by the architect, who must also calculate daylighting and glare.
c. Short circuit calculations
d. Voltage drop calculations
e. Overcurrent coordination study
f. Generator calculations
   i. I nclude starter loads

Certification Requirements

The A/E (lead designer) must provide certification that the project has been designed and is in compliance with ASHRA E 90.1 and will meet GSA energy goal requirements.

Certification will also indicate that the architectural/engineering design elements have been integrated with the overall project design, and that the building can meet the programmed LEED rating.

All VE decisions made during construction documentation are in compliance with code requirements, the PBS P100 criteria and requirements, and have been approved by the GSA and client stakeholders.

The A/E certification must be signed and sealed by a principal of the architectural/engineering firm in charge of the project.

Construction Documents Cost Estimate

A cost estimate must be provided, as required in the P120 and in accordance with the P100.

The construction documents estimate submissions must include the following:

- Executive summary
- Basis of estimate, rationale, assumptions, and market analysis as required in P120
- GSA Report 3474, GSA Report 3473
- Summary Reports (ASTM UNIFORMAT II and CSI MasterFormat formats as applicable)
- Detail line item cost reports
- Core/shell and TI cost estimate, as per GSA pricing policy. TI estimates must be prepared for each tenant.
- Provide separate estimates for phased work, or bid alternates/options.
- To ensure the project is developing on-budget, a list of cost-saving items that would collectively reduce the project cost to approximately 10 percent below budget.
- Verify that the construction documents submissions can be constructed within the project budget.

Data and Operations Manual

An operations manual must be prepared and training provided for the building Operations and Maintenance personnel describing the design objectives and how to operate the building. The manual must include: as-built drawings, equipment data, model numbers for the equipment, parts lists, equipment options, operating manuals for each piece of equipment, testing and balancing reports and certifications, maintenance schedules, videos, and warranty schedules. The manual must be reviewed and certified complete by the GSA project manager

ager.

Exhibit I-41

B.1 References

List of Reference Publications and Web Sites

All references are to the edition in effect at the time of execution of the A/E contract for the project, unless noted otherwise.

Introduction

The following references apply to all P100 chapters.

Publications

Guiding Principles of Federal Architecture

Hallmark of the Productive Workplace

42 U.S.C. 4151 et seq., Architectural Barriers Act Accessibility Standard (ABAAS)

Web Sites

www.gsa.gov/firstimpressions
(First Impressions Program)

www.gsa.gov/workplace
(Workplace 20/20 Program)

www.gsa.gov/bim
(3D-4D Building Information Modeling)

www.wbdg.org/ccb/GSAMAN/buildingcommissioningguide.pdf
(Building Commissioning Guide)

Chapter One General Requirements

The following references apply to all P100 chapters.

Publications—General Federal

40 U.S.C. 601a, Public Buildings Cooperative Use Act of 1976

Energy Policy Act of 2005

National Historic Preservation Act of 1966 as amended (NHPA)

40 CFR, Protection of Environment

Federal Management Regulation (FMR), based on the Public Buildings Amendments of 1988, Title 40, Subtitle II, Part A, Chapter 33, Section 3312

36 CFR 67, Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings

29 CFR 1926, Safety and Health Regulations for Construction, Section 1926.62, Lead (including lead-based paint)

29 CFR 1910 Occupational Safety and Health Standards, Section 1910.146(b)—Definition of "Confined space"

EO 13423 Strengthening Federal Environmental, Energy, and Transportation Management (includes guiding principles of Federal leadership in high-performance and sustainable buildings)
http://www.wbdg.org/sustainableEO

Executive Order 13502, Use of Project Labor Agreements for Federal Construction Projects, February 6, 2009
http://edocket.access.gpo.gov/2009/pdf/E9-3113.pdf

EO 13514 Federal Leadership in Environment, Energy, and Economic Performance

EPA Comprehensive Procurement Guidelines (CPG) (recycled products)
http://www.epa.gov/cpg

USDA BioPreferred Program
http://www.biopreferred.gov

DOE Guidance for Electric Metering in Federal Buildings DOE/EE 0312

Food, Conservation and Energy Act of 2008

Farm Security and Rural Investment Act of 2002

Publications Related to Specific GSA PBS Programs

PBS Design Excellence Policies and Procedures

PBS Pricing Desk Guide

PBS National Business Space Assignment Guide
http://www.gsa.gov/sdm

GSA 3490.1A on Document Security for Sensitive But Unclassified Building Information

Federal Courthouses

GSA Courthouse Visitor's Guide, February 2003

GSA Courthouse Project Handbook, August 2004

U.S. Courts Design Guide

U.S. Marshals Service Judicial Security Systems Requirements and Specifications, Volume 3, Publication 64, 2005

U.S. Marshals Service Requirements and Specifications for Special Purpose and Support Space, Volume One: Architectural & Engineering, 2007; *Volume Two: Electronic Security & Hardware,* 2007

Exhibit I-42

Land Ports of Entry

United States Border Station Design Guide (PBS-PQ130)

Childcare Centers

Child Care Center Design Guide (PBS-P140)

Accreditation Criteria and Procedures of the National Association for the Education of Young Children (NAEYC)

Design Excellence and the Arts

GSA PBS Design Excellence Policies and Procedures

GSA PBS Design Excellence in Leasing

GSA PBS Art in Architecture Program Policies and Procedures

GSA PBS Fine Arts Program Policies and Procedures

Office of Design and Construction

GSA PBS *Project Management Guide*

GSA PBS *Project Planning Guide*

GSA PBS *Project Estimating Requirements Guide*

GSA PBS *Building Commissioning Guide*

GSA PBS *Site Selection Guide*

GSA PBS PQ Z60 *Metric Design Guide*

Security

Interagency Security Committee's Physical Security Criteria for Federal Facilities and the ISC Security Level Determination of Federal Facilities, dated February 21, 2008 (Official Use Only—request from project manager)

GSA PBS *Design Notebook for Federal Lobby Security*

GSA PBS *Site Security Design Guide*

Office Facilities Management and Services Programs

GSA PBS *Floodplain Management Desk Guide*

GSA PBS *NEPA Desk Guide*

GSA PBS *UST Guide*

GSA PBS *Universal Waste Guide*

Publications from Industry

American National Standards Institute/ American Industrial Hygiene Association (ANSI/AIHA):

Z10-2005, American National Standard—Occupational Health and Safety Management Systems

American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE):

Standard 62.1-2004—Ventilation for Acceptable Indoor Air Quality

2001 *ASHRAE Fundamentals Handbook*

National Fire Protection Association (NFPA)
www.nfpa.org

NFPA 241: Standard for Safeguarding Construction, Alteration, and Demolition Operations

Additional Web sites

www.iccsafe.org (International Code Council)

www.wbdg.org (Whole Building Design Guide)

Chapter 2
Site Engineering and Landscaping

In addition to references cited for the Introduction and Chapter 1, the following are specifically relevant to Chapter 2.

Publications

33 U.S.C. 1251 Federal Water Pollution Control Act (Clean Water Act)

GSA PBS *The Site Selection Guide*
www.gsa.gov/siteselectio n

GSA PBS *Site Security Design Guide*

GSA ADM 1095.6, Consideration of Floodplains in Decision Making

GSA PBS *Wetlands Impact Management Desk Guide*

GSA PBS *NEPA Desk Guide*

GSA PBS *Sustainability Matters*
www.gsa.gov/sustainabledesig n

U.S. Army Corps of Engineers (U.S.C.O.E.) *Wetlands Delineation Manual*

American National Standards Institute (ANSI)

American Standard for Nursery Stock/American National Landscape Association (ANLA)
www.anla.org

EPA Document No. EPA-832-R-92-005

Additional Web Sites

www.gsa.gov/environmenta l

www.access-board.go v

www.gsa.gov/nep a

www.epa.gov/owow/nps/lid/lidlit.htm l (EPA Low Impact Development (LID) Literature Review and Fact Sheets)

www.invasivespeciesinfo.go v

http://www.thecptedpage.wsu.edu/Resources.html (Crime Prevention Through Environmental Design— CPTED)

Exhibit I-43

Chapter 3
Site and Architectural Planning and Design

In addition to references cited for the Introduction and Chapter 1, the following are specifically relevant to Chapter 3.

Publications

GSA PBS *Concession Management Desk Guide* (PMFC-93)

Fine Arts Collection Policies and Procedures, Chapter 10

PBS Order No. 3490.1, Document Security for Sensitive but Unclassified Paper and Electronic Building Information, Section 7.d.(1.)

Federal Standard 795, Uniform Federal Accessibility Standards

Publications from Industry

American Architectural Manufacturers Association (AAMA)

1502.7, Voluntary Test Method for Condensation Resistance of Windows, Doors, and Glazed Wall Sections

101/I.S.2/A440-05, Standard/Specification for Windows, Doors, and Unit Skylights (includes AAMA/WDMA 101/I.S.2/NAFS)

1600 Voluntary Specification for Skylights

American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE)

Standard 90.1, Energy Standard for Buildings Except Low-Rise Residential Buildings

American Society of Mechanical Engineers (ASME)

A17.1 Safety Code for Elevators and Escalators

American Society of Testing and Materials (ASTM)

C423, Standard Test Method for Sound Absorption and Sound Absorption Coefficients by the Reverberation Room Method

C635, Standard Specification for the Manufacture, Performance, and Testing of Metal Suspension Systems for Acoustical Tile and Lay-In Panel Ceilings

C636, Standard Practice for Installation of Metal Ceiling Suspension Systems for Acoustical Tile and Lay-In Panels

C645, Standard Specification for Nonstructural Steel Framing Members

C1371, Standard Test Method For Determination of Emittance of Materials Near Room Temperature Using Portable Emissometers

C1396, Standard Specification for Gypsum Board

E90, Standard Method for Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions

E336, Standard Test Method for Measurement of Airborne Sound Insulation in Buildings

E903, Test Method for Solar Absorptance, Reflectance, and Transmittance of Materials Using Integrating Spheres

E1007, Standard Test Method for Field Measurement of Tapping Machine Impact Sound Transmission Through Floor-Ceiling Assemblies and Associated Support Structures

E1130, Standard Test Method for Objective Measurement of Speech Privacy in Open Offices Using Articulation Index

E1414, Standard Test Method for Airborne Sound Attenuation Between Rooms Sharing a Common Ceiling Plenum

E1918, Standard Test Method for Measuring Solar Reflectance of Horizontal and Low-Sloped Surfaces in the Field

E1946, Standard Practice for Measuring Cost Risk of Buildings and Building Systems

E1980, Standard Practice for Calculating Solar Reflectance Index of Horizontal and Low-Sloped Opaque Surfaces

E2396, Standard Test Method for Saturated Water Permeability of Granular Drainage Media [Falling-Head Method] for Green Roof Systems

E2397, Standard Practice for Determination of Dead Loads and Live Loads Associated with Green Roof Systems

E2398, Standard Test Method for Water Capture and Media Retention of Geocomposite Drain Layers for Green Roof Systems

E2399, Standard Test Method for Maximum Media Density for Dead Load Analysis of Green Roof Systems

E2400, Standard Guide for Selection, Installation, and Maintenance of Plants for Green Roof Systems

American National Standards Institute (ANSI)

ANSI/ASSE Provision of Slip Resistance on Walking/Working Surfaces

Architectural Woodwork Institute (AWI)

Architectural Woodwork Quality Standards (for grades of interior architectural woodwork, construction, finishes, and other requirements)

Exhibit I-44

Brick Industry Association (BIA)

Technical Notes on Brick Construction

Indiana Limestone Institute (ILI)

ILI Handbook

Marble Institute of America

Dimension Stone Design Manual

National Concrete Masonry Association (NCMA)

TEK Manual for Concrete Masonry Design and Construction

Annotated Design and Construction Details for Concrete Masonry

National Roofing Contractors Association (NRCA)

Roofing Manual: Membrane Roof Systems

Roofing and Waterproofing Manual

Steep-Slope Roofing Manual

Architectural Metal and Sheet Metal Roofing Manual

Precast/Prestressed Concrete Institute

Architectural Precast Concrete

Sheet Metal and Air Conditioning Contractors' National Association (SMACNA)

Architectural Sheet Metal Manual

Steel Door Institute (SDI)

SDI 122-99 Installation and Troubleshooting Guide for Standard Steel Doors and Frames

Telecommunications Industry Association/ Electronic Industries Alliance (TIA/EIA)

TIA/EIA-569-A, Commercial Building Standards for Telecommunications Pathways and Spaces

Chapter 4
Structural Engineering

In addition to references cited for the Introduction and Chapter 1, the following are specifically relevant to Chapter 4.

Publications

Federal Emergency Management Agency (FEMA):

Recommended Seismic Design Criteria for New Steel Moment-Frame Buildings (FEMA 350)

Recommended Seismic Evaluation and Upgrade Criteria for Existing Welded Steel Moment-Frame Buildings (FEMA 351)

Recommended Post-Earthquake Evaluation and Repair Criteria for Welded Steel Moment-Frame Buildings (FEMA 352)

Recommended Specifications and Quality Assurance Guidelines for Steel Moment-Frame Construction for Seismic Applications (FEMA 353)

Techniques for the Seismic Rehabilitation for Existing Buildings (FEMA 547)

American Society for Testing and Materials (ASTM)

C 150, Standard Specifications for Portland Cement

C 311, Standard Methods of Sampling and Testing Fly Ash and Natural Pozzolans for Use as a Mineral Admixture in Portland Cement Concrete

C 595, Standard Specification for Blended Hydraulic Cements

C 618, Standard Specification for Fly Ash and Raw or Calcined Natural Pozzolan for Use as a Mineral Admixture in Portland Cement Concrete

C 989, Ground Granulated Blast-Furnace Slag for Use in Concrete Mortars

Interagency Committee on Seismic Safety in Construction (ICSSC)

ICSSC RP 6 (NISTIR 6762), Standards of Seismic Safety for Existing Federally Owned Leased Buildings. ICSSC RP 6 can be downloaded as a PDF at http://fire.nist.gov/bfrlpubs/build01/PDF/b01056.pd f

American Institute of Steel Construction (AISC) Series

Steel Design Guides

American Society of Civil Engineers

ASCE/SEI 31, Seismic Evaluation of Existing Buildings

ASCE/SEI 41, Seismic Rehabilitation of Existing Buildings

Telecommunications Industry Association/ Electronic Industries Alliance (TIA/EIA)

TIA/EIA-569-A, Commercial Building Standards for Telecommunications Pathways and Spaces

Web sites

http://fire.nist.gov/bfrlpubs/build01/PDF/b01056.pdf

http://nsmp.wr.usgs.gov/celebi/gsa_report_instrumentation.pdf

Exhibit I-45

Chapter 5
Mechanical Engineering

In addition to references cited for the Introduction and Chapter 1, the following are specifically relevant to Chapter 5.

Publications

American Society of Heating Refrigeration and Air Conditioning Engineers (ASHRAE)

Handbook of Fundamentals

Handbook of Refrigeration

Handbook of HVAC Applications

Handbook of HVAC Systems and Equipment

Standard 15: Safety Code for Mechanical Refrigeration

Standard 52.2: Method of Testing: General Ventilation Air-Cleaning Devices for Removal Efficiency by Particle Size

Standard 55: Thermal Environmental Conditions for Human Occupancy

Standard 62.1: Ventilation for Acceptable Indoor Air Quality

Standard 90.1-2004: Energy Standard for Buildings Except Low-Rise Residential Buildings

Standard 100-2006: Energy Conservation in Existing Buildings

Standard 105-1999: Standard Method of Measuring and Expressing Building Energy Performance

Standard 111-1988: Practices for Measurement, Testing, Adjusting and Balancing of Building HVAC Systems

Standard 113-2005: Method of Testing for Room Air Diffusion

Standard 135-2004: BACnet: A Data Communication Protocol for Building Automation and Control Networks

Guideline 0-2005: The Commissioning Process

Guideline #4-1993: Preparation of Operating and Maintenance Documentation for Building Systems

Guideline #12-2000: Minimizing the Risk of Legionellosis Associated with Building Water Systems

Guideline #29-2007: Guideline for Risk Management of Public Health and Safety in Buildings

American National Standards Institute (ANSI)

ANSI Z 223.1., National Fuel Gas Code

American Society of Plumbing Engineers (ASPE)

ASPE Data Books

American Society for Testing and Materials (ASTM)

ASTM E-84, Surface Burning Characteristics of Building Materials

Sheet Metal and Air Conditioning Contractors' National Association, Inc., (SMACNA)

HVAC Duct Construction Standards: *Metal and Flexible HVAC Air Duct Leakage Test Manual*

Fire, Smoke and Radiation Damper Installation Guide for HVAC Systems

Seismic Restraint Manual Guidelines for Mechanical Systems

National Fire Protection Association (NFPA)

NFPA 70, National Electrical Code

NFPA 101, Life Safety Code

EIA/TIA Standard 569

Commercial Building Standard For Telecommunications Pathways and Spaces (and related bulletins)

Underwriters Laboratories (UL)

UL 710

Chapter 6
Electrical Engineering

In addition to references cited for the Introduction and Chapter 1, the following are specifically relevant to Chapter 6.

Publications

American National Standards Institute (ANSI)

ANSI/ASHRAE/IESNA: Standard 90.1-2004: Energy Standard for Buildings Except Low-Rise Residential Buildings

ANSI/UL50, Enclosures for Electrical Equipment for Types 12, 3, 3R, 4, 4X, 5, 6, 6P, 12, 12K, and 13

American Society of Mechanical Engineers (ASME)

A17.1: Safety Code for Elevators and Escalators

BICSI

Telecommunications Distribution Methods Manual

Wireless Design Reference Manual

Federal Information Processing Standard 175

Federal Building Standard for Telecommunication Pathways and Spaces

Illuminating Engineering Society of North America (IESNA)

Lighting Handbook

National Fire Protection Association (NFPA)

NFPA 70, National Electrical Code

NFPA 101, Life Safety Code

NFPA 110, Standard for Emergency and Standby Power Systems

NFPA 111, Standard on Stored Electrical Energy Emergency and Standby Power Systems

NFPA 780, Standard for the Installation of Lightning Protection Systems

Underwriters Laboratories (UL)

UL 67 Panelboards

UL 96

Exhibit I-46

Chapter 7
Fire Protection and Life Safety

In addition to references cited for the Introduction and Chapter 1, the following are specifically relevant to Chapter 7.

Publications

American Society of Mechanical Engineers (ASME)

ASME A17.1, Safety Code for Elevators and Escalators

American Society for Testing Materials (ASTM)

ASTM E-2073, Standard Test Method for Photopic Luminance of Photoluminescent (Phosphorescent) Markings

Code of Federal Regulations (CFR)

CFR 36 Part 1228, Subpart K—Facility Standards or Record Storage Facilities

National Archives and Records Administration (NARA)

NARA Directive 1571

National Fire Protection Association (NFPA)

NFPA 13, Standard for the Installation of Sprinkler Systems

NFPA 13D, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes

NFPA 14, Standard for the Installation of Standpipe and Hose Systems

NFPA 17A, Standard for Wet Chemical Extinguishing Systems

NFPA 20, Standard for the Installation of Stationary Pumps for Fire Protection

NFPA 24, Standard for the Installation of Private Fire Service Mains and Their Appurtenances

NFPA 30, Flammable and Combustible Liquids Code

NFPA 45, Standard on Fire Protection for Laboratories Using Chemicals

NFPA 72, National Fire Alarm Code

NFPA 75, Standard for the Protection of Electronic Computer/Data Processing Equipment

NFPA 90A, Standard for the Installation of Air-Conditioning and Ventilating Systems

NFPA 101, Life Safety Code

NFPA 170, Standard for Fire Safety Symbols

NFPA 214, Standard on Water-Cooling Towers

NFPA 232, Standard for the Protection of Records

NFPA 241, Standard for Safeguarding Construction, Alteration, and Demolition Operations

NFPA 914, Code for Fire Protection of Historic Structures

Underwriters Laboratories (UL)

UL 1994 Standard for Luminous Egress Path Marking Systems

Exhibit I-47

EXHIBIT II TO WORK AGREEMENT

PLAN REVIEW PROCESS

Initial Design

The plan review process shall expressly follow the P-100 (2010) and include the five submissions below (each, a "***Submission***").

Landlord's Response

Assuming that Tenant's Submission expressly follows the P-100 (2010), then each response by Landlord to a Submission or Partial Submission (each, a "***Response***") shall provide complete written comments (including a description of any items that are missing or deficient) to Tenant relating to such Submission or Partial Submission. In the event that a Response does not contain comments with respect to a Submission or Partial Submission, such Submission or Partial Submission (as applicable) shall be deemed reviewed without comments. After Landlord's Response to Submission 1, prior to approval of Submission 2, Landlord may provide additional comments on Submission 1, provided, however, that such comments shall not be Material Comments. After Landlord's approval of Submission 2, Landlord shall not comment further on Submissions 1 or 2. After Landlord's Response to Submission 3, prior to approval of Submission 4, Landlord may provide additional comments on Submission 3, provided, however, that such comments shall not be Material Comments. After Landlord's approval of Submission 4, Landlord shall not comment further on Submissions 1, 2, 3 or 4. For the avoidance of doubt, the above noted limitations on Landlord's providing Material Comments apply to information previously reviewed and not to new information or changes to the documents not previously reviewed by Landlord in any Submission or Partial Submission.

Submissions by Tenant

Submission 1 shall refer to Final Concepts as described in the P-100 (2010), pages 299-304. Submission 1 was delivered to Landlord on May 31, 2013 and on June 14, 2013 Landlord provided a Response to Submission 1.

Submission 2 shall refer to Design Development as described in the P-100 (2010), pages 305-310. Landlord shall provide Tenant with a Response to Submission 2 within 21 days of Tenant's delivery to Landlord of Submission 2.

Submission 3 shall refer to 75% complete Construction Documents as described in the P-100 (2010), pages 310-315. Landlord shall provide Tenant with a Response to Submission 3 within 21 days of Tenant's delivery to Landlord of Submission 3.

Submission 4 shall refer to 90% complete Construction Documents as described in the P-100 (2010), pages 310-315. This Submission 4 shall include all of the submission elements set forth in the P-100 (2010), pages 310-315. Landlord shall provide Tenant with a Response to Submission 4 within 21 days of Tenant's delivery to Landlord of Submission 4.

Submission 5 shall refer to 100% complete Construction Documents as described in the P-100 (2010), pages 310-315, and shall address any incomplete

Submission 4 items and Landlord's comments to the Permit Set. Landlord shall provide Tenant with a Response to Submission 5 within 10 days of Tenant's delivery to Landlord of Submission 5.

Any comments and/or deficiencies relating to any given Submission may be addressed by Tenant in the next Submission and in such case Tenant would not need to resubmit the rejected Submission (for example, Tenant could remedy Submission 1 during Submission 2, rather than repeating Submission 1). Following each Submission, Tenant and Landlord shall use good faith efforts to convene a telephonic or in-person meeting to discuss any comments and deficiencies with respect to such Submission. Notwithstanding the foregoing, Tenant must have received Landlord's approval, an "approval as noted", or an approval with comments as a Response to Submission 2 prior to Tenant's delivery of Submission 3.

Landlord will issue two approvals during the plan review process: (1) after Submission 2 once all of the comments and/or deficiencies are addressed by Tenant and (2) after Submission 4 once all of the comments and/or deficiencies are addressed by Tenant.

Design Change Process

The plan review process for a Design Change after Landlord's issuance of the Notice to Proceed with respect to the Project is as follows:

- Tenant shall submit a package comprising the documentation noted above as Submission 4 to Landlord for review and approval. Landlord's approval of a Design Change submission shall be issued pursuant to Section 5.3 herein and shall be considered a "Notice to Proceed" with respect to the Design Change. If comments are part of the approval, such comments shall note any requirement for resubmission, and, if required, a resubmission equivalent to Submission 5 above shall be made for recordkeeping purposes, which shall conclude the process.

EXHIBIT III TO WORK AGREEMENT

SPECIAL MATERIAL CONTRACTORS

Architects

1.	WDG Architecture	Tenant's Architect of Record/Team Coordinator
2.	John Cullinane Architect	Historic Preservation Consultant
3.	Beyer Blinder Belle Architects	Design Architects
4.	Lee Associates	Landscape Architects

Interior Design

1.	Hirsch Bedner Associates	Hotel Interior Design

Engineers

1.	Exp Us Services	Mechanical, Plumbing, Electrical Engineers
2.	Hughes Associates	Fire Protection Engineers
3.	Robert Silman Associates	Structural Engineer
4.	ECS Limited	Geotechnical Engineer
5.	Christopher Consultants	Civil Engineer

General Contractor/Construction Manager

1.	Lend Lease US	Construction Manager

EXHIBIT IV TO WORK AGREEMENT

LANDLORD MATERIAL DELAY RENT CREDIT

Approval	Time Period
Landlord's approval or elected treatment of repair costs associated with Interim Damage.	Pursuant to Section 12.4(b) of the Lease, Landlord shall make an election within ninety (90) days following the receipt by Landlord of Tenant's estimate of the cost to repair the Interim Damage, along with all reasonable information upon which the estimate is based.
Landlord's Responses to Submissions referenced in **Exhibit II**.	Landlord shall provide Tenant with a Response to Submission 2 within 21 days of Tenant's delivery to Landlord of Submission 2. Landlord shall provide Tenant with a Response to Submission 3 within 21 days of Tenant's delivery to Landlord of Submission 3. Landlord shall provide Tenant with a Response to Submission 4 within 21 days of Tenant's delivery to Landlord of Submission 4. Landlord shall provide Tenant with a Response to Submission 5 within 10 days of Tenant's delivery to Landlord of Submission 5. Landlord shall provide Tenant with a Response to a Partial Submission within the applicable time frame for the Submission, measured from the date of delivery of the Partial Submission.

EXHIBIT G

FORM OF OWNERSHIP AFFIDAVIT / ORGANIZATIONAL CHART

AFFIDAVIT OF COMPOSITION OF TENANT

The undersigned, TRUMP OLD POST OFFICE LLC, a Delaware limited liability company ("**Tenant**"), hereby warrants, certifies and represents to UNITED STATES OF AMERICA, acting by and through the Administrator of General Services and authorized representatives ("**Landlord**") that the following accurately represents the individuals and/or entities that have an ownership interest in Tenant, as well as the individuals with an ownership interest in such entities, either directly or through intermediate entities.

(b) (4)

A. The members of [redacted] are as follows:

Name	Status	Membership Interest	Equity Contribution
[redacted]	[redacted]	[redacted]	[redacted]

B. Non-Individual Direct and Indirect Members of [redacted]:

(b) (4)

The members of [redacted], a Delaware limited liability company, are as follows:

Name	Status	Membership Interest	Equity Contribution
[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]

The members of [redacted], a Delaware limited liability company, are as follows:

(b) (4)

Name	Status	Membership Interest	Equity Contribution
[redacted]	[redacted]	[redacted]	[redacted]

The members of [redacted], a Delaware limited liability company, are as follows:

Name	Status	Membership Interest	Equity Contribution
[redacted]	[redacted]	[redacted]	[redacted]

(b) (4)

The members of [redacted], a Delaware limited liability company, are as follows:

Name	Status	Membership Interest	Equity Contribution
[redacted]	[redacted]	[redacted]	[redacted]

The members of [redacted], a Delaware limited liability company, are as follows:

Name	Status	Membership Interest	Equity Contribution
[redacted]	[redacted]	[redacted]	[redacted]

The members of [redacted], a Delaware corporation, are as follows:

Name	Status	Membership Interest	Equity Contribution
[redacted]	[redacted]	[redacted]	[redacted]

C. [redacted], a Delaware limited liability company, is the Operator, and its members are as follows:

Name	Status	Membership Interest	Equity Contribution
[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]

D. Non-Individual Direct and Indirect Members of [redacted]:

The members of [redacted], a Delaware limited liability company, are as follows:

Name	Status	Membership Interest	Equity Contribution
[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]

The members of [redacted], a Delaware limited liability company, are as follows:

(b) (4)

Name	Status	Membership Interest	Equity Contribution
[redacted]	[redacted]	[redacted]	[redacted]

The members of [redacted], a Delaware limited liability company, are as follows:

Name	Status	Membership Interest	Equity Contribution
[redacted]	[redacted]	[redacted]	[redacted]

The members of [redacted], a Delaware limited liability company, are as follows:

Name	Status	Membership Interest	Equity Contribution
[redacted]	[redacted]	[redacted]	[redacted]

The members of [redacted], a Delaware limited liability company, are as follows:

Name	Status	Membership Interest	Equity Contribution
[redacted]	[redacted]	[redacted]	[redacted]

The members of [redacted], a Delaware corporation, are as follows:

Name	Status	Membership Interest	Equity Contribution
[redacted]	[redacted]	[redacted]	[redacted]

E. CURRENT DEBT IS AS FOLLOWS:

[redacted]

IN WITNESS WHEREOF, the undersigned have executed this Affidavit of Composition of Tenant as of this __ day of _____, 201__.

TENANT:

TRUMP OLD POST OFFICE LLC,
a Delaware limited liability company

By: _____
Name: _____
Title: _____

EXHIBIT H

INTENTIONALLY OMITTED

EXHIBIT I

PROHIBITED IP RIGHTS (LANDLORD) USAGE

1. Illegal drugs.
2. Pornography.
3. Prostitution.
4. Illegal activities.
5. Illegal harassment.
6. Illegal hate speech.

EXHIBIT J

MEMORANDUM OF LEASE

[FOLLOWS THIS COVER PAGE]

Upon recording return to:
Trump Old Post Office LLC
c/o The Trump Organization
725 Fifth Avenue, 26th Floor
New York, New York 10022
Attn: Jason D. Greenblatt, Esq.

MEMORANDUM OF LEASE

NAME AND ADDRESS OF LANDLORD:	THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE ADMINISTRATOR OF GENERAL SERVICES Portfolio Management - Suite 7600 7th & D Streets, S.W. Room 7660 Washington, D.C. 20407
NAME AND ADDRESS OF TENANT:	TRUMP OLD POST OFFICE LLC c/o The Trump Organization 725 Fifth Avenue New York, New York 10022 Attn: David Orowitz

DESCRIPTION OF LEASED PREMISES:

That parcel of land owned by Landlord and the improvements thereon located in the District of Columbia, at 1100 Pennsylvania Avenue, N.W., as more particularly described on Schedule 1 annexed hereto and made a part hereof (the "Leased Premises").

DESCRIPTION OF LEASE:

The lease dated as of _____, 2013 and executed as of _____, 2013 by and between Trump Old Post Office LLC, as Tenant, and the United States of America, acting by and through the Administrator of General Services, as Landlord (the "Lease").

TERM OF LEASE:

The term commenced on _____2013 and shall expire at 12:01 a.m. on the sixtieth (60th) anniversary date of the Opening Date (as defined in the Lease) unless sooner terminated or extended as provided in the Lease.

RENEWAL TERMS:

The Lease contains two (2) twenty (20) year renewal options, which may be exercised by Tenant provided that the conditions precedent specified in the Lease are satisfied. The renewal options and conditions precedent are more particularly described in Article 33 of the Lease.

RIGHT OF FIRST OFFER:

The Lease contains a right of first offer to purchase the Leased Premises or interests therein, as more particularly described in Article 16 of the Lease.

CONFLICT WITH LEASE:

In the event of any conflict between the provisions of this Memorandum of Lease and the Lease, the provisions of the Lease shall prevail and govern.

CAPITALIZED TERMS:

All capitalized and undefined terms herein shall have the meanings ascribed to such terms in the Lease.

COUNTERPARTS:

This Memorandum of Lease may be executed in two or more counterpart copies, all of which counterparts shall have the same force and effect as if all parties hereto had executed a single copy of this Memorandum of Lease.

SUMMARY OF LEASE ONLY:

This Memorandum of Lease solely represents a brief summary of some of the provisions of the Lease and does not purport to contain or reference all of the terms thereof.

[SIGNATURE BLOCK IMMEDIATELY FOLLOWS ON NEXT PAGE]

IN WITNESS WHEREOF, the parties hereto have respectively executed this Memorandum of Lease as of the ___ day of _____, 2013.

LANDLORD:

THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE ADMINISTRATOR OF GENERAL SERVICES

By: _____
Name:
Title:

TENANT:

TRUMP OLD POST OFFICE LLC

By: _____
Name:
Title:

STATE OF NEW YORK)
ss.:
COUNTY OF NEW YORK)

On the _____ day of _____ in the year 2013 before me, the undersigned, a Notary Public in and for said State, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

DISTRICT OF COLUMBIA)
ss.:

On the _____ day of _____ in the year 2013 before me, the undersigned, a Notary Public in and for said District of Columbia, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

SCHEDULE 1

LEASED PREMISES

[TO CONFORM TO **EXHIBIT D** AND THE DEFINITION OF THE "LAND"
TO THE EXTENT MORE THAN ONE MEMO IS RECORDED, THE APPROPRIATE LEGAL DESCRIPTION WILL BE ATTACHED TO THE THEN APPLICABLE MEMO BEING RECORDED]

EXHIBIT K

FORM OF CONSENT TO SUBLEASE

CONSENT TO SUBLEASE

THIS CONSENT TO SUBLEASE (this "**Consent**") is executed as of _____, ____, by _____, a _____ ("**Landlord**"), and _____, a _____ ("**Tenant**").

Recitals

A. Pursuant to that certain Lease dated as of _____, 20___ by and between Landlord and Tenant, Tenant leased from Landlord and Landlord leased to Tenant certain premises currently known as _____ (the "**Premises**"), located at _____. Such lease, together with any amendments, extensions, subleases or assignments thereto, is hereinafter collectively referred to as the "**Lease**."

B. Tenant and _____, a _____, as subtenant ("**Subtenant**") wish to enter into a sublease for the a portion of the Premises identified in the Sublease (the "**Sublease Premises**") pursuant to a sublease dated _____ (the "**Sublease**"), signed by Tenant and Subtenant, a copy of which is attached to this Consent as **Exhibit A**.

C. Tenant has submitted a written request to Landlord requesting Landlord's consent to the sublease of the Sublease Premises to the extent required by the Lease.

D. Landlord has agreed to consent to the sublease of the Sublease Premises to the Subtenant in accordance with the terms and conditions of this Consent.

Agreement

NOW, THEREFORE, in consideration of the facts set forth in the Recitals, and of the mutual covenants and agreements contained herein, Landlord and Tenant hereby agree as follows:

1. Defined Terms. All capitalized terms used in this Consent not otherwise defined herein will have the meanings set forth for such terms in the Lease.

2. Consent. Subject to the terms and conditions of this Consent, Landlord hereby consents to the sublease of the Sublease Premises by Tenant to Subtenant pursuant to the terms and conditions of the Sublease; provided, however that no such consent by Landlord will be construed as consent to modify, amend or expand the terms of the Lease in any way.

3. Effectiveness of the Consent. This Consent will not be effective or valid for any purpose whatsoever unless and until a fully executed counterpart or copy of the Sublease has been delivered to Landlord, which Sublease provides, among other things, that nothing in the

Sublease will expand any liability or obligations of Landlord to any party, that the Sublease is subordinate to the Lease, and that Subtenant has agreed to comply and abide by all of the applicable terms and conditions of the Lease, [and if applicable, Subtenant acknowledges and agrees that certain portions of the Sublease Premises (including, without limitation, outdoor areas) are owned or controlled by third parties and all rights and obligations with respect to such portions of the Sublease Premises are subject to obtaining third party consents].

4. Sublease. Tenant represents and warrants to Landlord that an accurate and complete copy of the Sublease is attached to this Consent. In executing this Consent, Landlord has relied upon the foregoing representation and warranty.

5. Effect of Transfer. Landlord's consent to the Sublease will not release Tenant from any of its duties or obligations owing under the Lease. Landlord's consent to the Sublease shall not be deemed to be a consent to any subsequent assignment of Tenant's interest in the Lease or subletting of the Premises (any portion thereof or any interest therein).

6. Tenant's Liability and Ratification. Tenant hereby acknowledges and agrees that, subject to the terms of the Lease, Tenant is and will remain liable to Landlord for the performance of all of the terms, covenants and provisions of the Lease to be performed by Tenant (regardless of whether Tenant or Subtenant is responsible for such performance under the Sublease).

7. Remedies. Neither the Lease nor the Sublease will be deemed to grant Subtenant any rights whatsoever against Landlord. Tenant hereby acknowledges and agrees that the Sublease provides that Subtenant's sole remedy for any alleged or actual breach of its rights in connection with the Sublease Premises will be against Tenant.

8. Conflict. In the event of any discrepancy between the Lease and this Consent or the Sublease, the Lease controls. In the event of any discrepancy between this Consent and the Sublease, this Consent controls.

9. Real Estate Brokers. Tenant agrees to defend, indemnify and hold Landlord harmless from all damages, judgments, liabilities and expenses (including reasonable third-party out-of pocket attorneys' fees and costs) arising from any claims or demands of any broker, agent or finder for any commission or fee alleged to be due in connection with the Sublease or this Consent.

(Signatures on following page)

IN WITNESS WHEREOF, the parties have executed this Consent as of the date first set forth above.

LANDLORD:

_____,
a _____

By: _____
Name: _____
Title: _____

TENANT:

_____,
a _____

By: _____
Name: _____
Title: _____

Exhibit A
To Consent to Sublease

SUBLEASE

[FOLLOWS THIS COVER PAGE]

EXHIBIT L

MEMORANDUM OF UNDERSTANDING (JURISDICTION)

[FOLLOWS THIS COVER PAGE]

MEMORANDUM OF UNDERSTANDING
FOR THE REDEVELOPMENT OF
THE OLD POST OFFICE BUILDING AND ANNEX WASHINGTON, D.C.
BETWEEN
THE UNITED STATES GENERAL SERVICES ADMINISTRATION AND
THE DISTRICT OF COLUMBIA

1. Authorities and Overview. The United States of America, acting by and through the General Services Administration ("GSA"), is the fee simple owner of certain real property and improvements in the District of Columbia identified in the land records as Lot 800 in Square 323, Part of Lot 805 in Square 324, and that portion of the closed public right of way as shown on a Plat recorded in the Office of the District of Columbia Surveyor on July 2, 2013 in Book 207, p. 138 , which are collectively known as the Old Post Office Building and Annex ("OPO"). OPO is located at 1100 Pennsylvania Avenue, NW, Washington, D.C. and is bound by the exterior curb line along 12th Street and Pennsylvania Avenue and the west façade of the Internal Revenue Service Building along the closed historic 11th Street ROW and the north façade of the IRS Building at C Street in Squares 323 and 324 (the "Property"). In accordance with the Old Post Office Building Redevelopment Act of 2008 (Pub. L. 110-359), GSA conducted a public competition seeking proposals to redevelop the OPO. As a result of that process, GSA selected Trump Old Post Office LLC (the "Developer") as the preferred selected developer to ground lease, rehabilitate, maintain and steward the OPO as a hotel pursuant to Section 111 of the National Historic Preservation Act (16 U.S.C. § 470h-3).

GSA is currently negotiating the terms and conditions of a long-term ground lease (the "Lease") with the Developer to redevelop and operate the OPO (such redevelopment and operation, together with any future construction, modifications, and alterations during the Lease term, (collectively the "Project").

The goal of this Memorandum of Understanding ("MOU") is to establish agreement for the building permitting responsibilities associated with the Project for the duration of the Lease term. GSA and the District of Columbia (the "District") agree that the Project will provide important economic development benefits to the District of Columbia, and that expediting issuance of the necessary permits and approvals will cause those benefits to be available more quickly, which is desirable to both parties. GSA and the District also agree that in this case, the Project entails the rehabilitation of an existing building which is currently in operation and not the construction of a new building or buildings. GSA and the District further agree that this MOU is solely for the redevelopment of the Old Post Office Building as codified in the Ground Lease by and between The United States of America and the Developer.

Therefore, GSA and the District agree:

A. GSA will serve as the Authority Having Jurisdiction for purposes of completing the review of the construction and inspections for the Project;

B. GSA will carry out the Project in accordance with 40 U.S.C. § 3312;

C. GSA will issue the certificate(s) of occupancy authorizing the occupancy of the OPO;

D. GSA will only issue a certificate of occupancy(s) for "Permitted Uses" as described in Exhibit A and will not issue a certificate of occupancy(s) for "Prohibited Uses" as described in that exhibit;

E. GSA will fulfill the responsibilities in lieu of the local code official in completing the review and certifying the construction meets applicable guidelines for the Project; and

F. All work related to the Project that is to be performed in the District of Columbia Public Space shall be subject to review and/or approval as applicable by the District of Columbia Department of Transportation or the Public Space Committee. No portion of the OPO may project onto, occupy, or otherwise use the District of Columbia Public Space without obtaining all necessary approvals. The term "District of Columbia Public Space" shall have the same meaning as given"Public Space" in the applicable District statute or regulation.

Subject to compliance with Paragraph D, the District agrees to accept and recognize the certificate(s) of occupancy issued by GSA for the Project (the "Certificate of Occupancy") in lieu of any review that would typically be performed through the District of Columbia Government, including the Department of Consumer and Regulatory Affairs ("DCRA"). In lieu of a certificate of occupancy issued by the DC Government (including DCRA), the District agrees that upon issuance of the Certificate of Occupancy by GSA and presentation of said Certificate of Occupancy to the District, such Certificate of Occupancy shall be recognized by the District as the necessary document authorizing occupancy of the OPO for the use listed on the Certificate of Occupancy. The District agrees that no further locally-issued certificate of occupancy shall be required by the District in connection with authorization or issuance of any and all District of Columbia business licenses necessary to operate the OPO in accordance with the Lease, including but not limited to: basic business licenses, alcoholic beverage licenses and restaurant licenses.

2. Authority to Sign. Each signatory represents that s/he has the authority to bind the government instrumentality for which s/he signs to the terms of this MOU.

U.S. GENERAL SERVICES ADMINISTRATION

[redacted]

08/02/2013

By: Date: August 2, 2013

Kevin Terry
Contracting Officer
Public Buildings Service

DISTRICT OF COLUMBIA

By: Date:

Victor Hoskins
Deputy Mayor
Office of the Deputy Mayor for Planning and Economic Development

U.S. GENERAL SERVICES ADMINISTRATION

By: Date:

Kevin Terry
Contracting Officer
Public Buildings Service

DISTRICT OF COLUMBIA

(b) (6)

8/1/13

By: Date:

Victor Hoskins
Deputy Mayor
Office of the Deputy Mayor for Planning and Economic Development

EXHIBIT A

"Permitted Use" shall mean the (i) hotel and other facilities related to the operation of the hotel (ii) retail, restaurant, reception and lobby area, (iii) banquet, conference and public meeting rooms and facilities, (iv) a Congress Bells Gallery or museum and an educational center and/or Exhibition Gallery related to the Old Post Office (food and beverage may be served in the Exhibition Gallery and Congress Bells Gallery), and (v) uses of the Clock Tower Space by Clock Tower Operators and/or Tenant, if desirable by Tenant; provided, that Landlord and Tenant mutually agree to the terms and conditions of such use of the Clock Tower Space, and (vi) other uses from time to time customarily related to or in connection with a hotel, and/or providing hotel guest services, including parking, storage, back of the house, spa, retail venues, health club, health and wellness facility, food and beverage services, conference space, grand ballroom, meeting facilities, offices, bar, café retail, theater, a nightclub (whether or not featuring live entertainment), a discotheque, cabaret, comedy club or other establishment featuring live performance shows, and (vi) operation and licensing of antennae and other communication equipment on the roof. Notwithstanding the foregoing, Permitted Use expressly excludes the Prohibited Uses.

Prohibited Uses

Yard and lawn equipment store (this shall not include any display of such equipment for marketing, promotion, entertainment or similar purposes or sale of such equipment as a secondary product at a store with a Permitted Use, which shall be permitted)

Marketplace of independent merchants selling low quality merchandise (i.e., a flea market)

All gaming and gambling of any kind, including but not limited to, a casino, kiosks, machines and parlors for gaming and sports betting (whether online or not); provided however, (x) Tenant shall be permitted to provide and allow for short-term gaming and gambling type events benefitting charitable organizations and (y) Hotel guests and other occupants may engage in online gaming and sports betting using personal electronic devices

Adult-Oriented entertainment (with the exception of entertainment provided by means of in room entertainment systems or viewed by guests using personal electronic devices) including

- Gentlemen's Club,
- Topless Cabaret
- All Male Revue

Sex Oriented Businesses – including

- Escort Services

- Erotic Clothing / Equipment and Sex Toys
- Condom Stores

Adult Video Store and/or Adult Book Store

Establishments that primarily provide dental care on credit

Secondhand furniture or clothing stores (with the exception of antique stores and auctioneers of fine and decorative furnishings and clothing)

Blood Bank (excluding short-term blood drives benefitting organizations such as, but not limited to, the American Red Cross, which shall be permitted)

Discount Layaway Jewelry

Sellers of illegal drugs or narcotics and paraphernalia relating thereto

Pawn Shops

Bail Bondsmen

Auto supply stores

Public Laundromat

Army and Navy Surplus Store

Tattoo Parlor

Fish & Bait Shop

Dollar Store

EXHIBIT M

LIST OF ANTENNAE AGREEMENTS

COMMERCIAL ANTENNAE AGREEMENTS

1. Lease No. GS-06-11-0808: U.S. Government Lease for Real Property, Communications Space, between the United States of America, acting by and through the Administrator of General Services, and AirBand Communication, Inc. dated November 20, 2008.

2. Lease No. GS-06-11-0801: U.S. Government Lease for Real Property, Communications Space, between the United States of America, acting by and through the Administrator of General Services, and Turner Properties, Inc. dated October 14, 2008.

3. Lease No. GS-06-11-1044: U.S. Government Lease for Real Property, Communications Space, between the United States of America, acting by and through the Administrator of General Services, and NBC News dated January 7, 2011. (As of January 2011, Lease No. GS-06-11-1044 replaces Lease No. GS-06-11-0616 dated December 15, 2006.)

4. Lease No. GS-06-11-1047: U.S. Government Lease for Real Property, Communications Space, between the United States of America, acting by and through the Administrator of General Services, and Diversified Communications, Inc. dated November 1, 2010. (As of November 1, 2010, Lease No. GS-06-11-1047 replaces Lease No. GS-06-11-2017 dated October 5, 2001.)

5. Lease No. GS-06-11-2014: U.S. Government Lease for Real Property, Communications Space, between the United States of America, acting by and through the Administrator of General Services, and ABC News, Inc. dated October 15, 2001, as amended by that certain Supplemental Lease Agreement No. 1 dated March 9, 2005 and that certain letter agreement dated June 19, 2009.

EXHIBIT N

DITCHLEY BELLS

Washington Ringing Society

This Exhibit sets forth the rights, duties, and obligations of Landlord and Tenant regarding the change ringing of the Ditchley Bells (the "Bells") at the Premises. Tenant specifically recognizes and agrees that:

1. Landlord intends to rely upon the Washington Ringing Society ("WRS") to fulfill some, or all, of Landlord's rights, duties, and obligations hereunder; and

2. Notwithstanding anything in the Lease to the contrary, the Bells shall remain the sole and exclusive property of the United States of America.

The Bells are a set of ten (10) change ringing bells given to the United States Congress as a Bicentennial gift of the Ditchley Foundation commemorating the relationship between the United States of America and the United Kingdom of Great Britain and Northern Ireland.

Rights, Duties, and Obligations

1. Except as otherwise provided in the Lease (*e.g.*, limiting access due to a life-safety issue), Tenant shall not limit, condition, or otherwise prevent Landlord from accessing the Bells for regular ringing practices, Events, media relations, or otherwise carrying out the purpose of this Exhibit.

2. On or before the twentieth day of each month, Landlord shall provide Tenant with a schedule of any ringing proposed in the following month that will fall outside regular practices (including the Events). Regular practices occur once per week, between 6 p.m. and 9 p.m. At the time this Lease comes into effect, these practices occur on Thursday nights. Except for Events identified in Section (3) which shall not be outside the hours of 9am to 9:30pm, ringing outside the weekly practices will not be scheduled:

    a. Outside the hours of 5 p.m. to 9:30 p.m. on weekdays;
    b. Outside the hours of 10 a.m. to 9:30 p.m. on weekends and holidays;
    c. For more than 4 hours in duration;
    d. More frequently than 4 times a month.

3. Tenant shall not limit, condition, or otherwise prevent ringing bands of between six (6) and ten (10) ringers organized by the WRS from change-ringing the Bells for the following (the "Events"):

    a. Ten Federal Holidays (New Year's Day; Martin King, Jr. Birthday; President's Day; Memorial Day; Fourth of July; Labor Day; Columbus Day; Veterans Day; Thanksgiving Day; and Christmas Day);
    b. Opening and closing of sessions of the U.S. Congress;
    c. April 19 (anniversary of the announcement of peace following the War of American Independence in 1783, and anniversary of the dedication of the Bells in 1983);
    d. Inauguration Day; and
    e. Any other special national observations not listed above (such as parades and state funerals), provided that Landlord gives at least two (2) weeks advance written notice

to Tenant, except for Events where this amount of notice shall be shortened, such as in the event of a state funeral, but shall in any event be coordinated with Tenant.

4. At Landlord's discretion, ringing services set forth in Sections 3(a-e) shall consist of a minimum of one (1) hour of general ringing, quarter peals, full peals, or as is reasonable considering the nature of the service provided.

5. The WRS and Tenant will coordinate in advance on operational issues that may adversely affect scheduled practices, Events and other ringing activities.

6. Landlord may, but shall not be required to, perform additional bell ringing services for Tenant (such as for weddings or other special events being held at the Premises) on an actual cost basis.

7. Landlord may, but shall not be required to, provide additional bell ringing services for any other Person besides Tenant on an actual cost basis at Tenant's request.

8. At Landlord's cost (either by rent credit or direct payment), Tenant shall provide (as part of the Clock Tower Space):

    a. Heating, cooling, and lighting in the ringing chamber;
    b. Seating for five ringers;
    c. One classroom-style blackboard or whiteboard;
    d. One wall-mounted clock;
    e. Lockable closet space in the ringing chamber with sufficient space to accommodate extra bell ropes, tools, ringing books, files, etc., and to secure the "spider" control rope;
    f. Access to a bathroom and water fountain or other source of drinking water;
    g. Means to restrict access to the ringing chamber during ringing sessions.

9. Landlord and Tenant shall send a copy of all correspondence to the WRS Ringing Master. Address as of April 2013:

    Quilla Roth
    4448 Faraday Place NW
    Washington, DC 20016
    Email: groth@verizon.net
    Phone: 202-244-1658

10. Notwithstanding anything to the contrary in the Lease, the WRS or other entity fulfilling some, or all, of Landlord's rights, duties, and obligations hereunder with respect to the Ditchley Bells, shall not be required to purchase or otherwise maintain any insurance coverage.

Limitations on the WRS:

1. Notwithstanding anything in this Lease to the contrary, and except for negligence or other willful misconduct, the WRS waives any and all rights at law or equity against Landlord or Tenant.
2. Except as expressly authorized by this Schedule, the WRS shall have no ability to bind, commit, or otherwise contract for or in the name of Tenant or Landlord; and
3. Nothing in this Exhibit shall establish any rights of the WRS as a third-party beneficiary.

EXHIBIT O

FORM OF LETTER OF CREDIT

Date _____

BENEFICIARY
[Name and address

_____
_____]

Re: Irrevocable Standby Letter of Credit No. xxxxxxxxxxx

Gentlemen:

We hereby establish our irrevocable Standby Letter of Credit No. _____ in your favor for account of (***Applicant's name and Address***) _____ in the amount of Four Million U.S. Dollars ($4,000,000) available by your drafts at sight drawn in person at any _____ ("Bank") branch office located in the United States of America on us accompanied by the following documents:

1. Beneficiary's statement purportedly signed by one of its officers certifying that:

   (A) The amount of the accompanying draft is due and payable to (Beneficiary's name, under a certain lease agreement by and between (Beneficiary's Name), and (Applicant's Name), as a result of (Applicant's Name) failure to comply (after notice, to the extent required under the terms of the Lease) with its duties and obligations under the terms of such Lease Agreement resulting in an event of default thereunder; or

   (B) The Bank or any governmental authority which obtains control or management of the Bank has given notice to Beneficiary that it does not intend to renew, or that it repudiates or does not intend to honor this Letter of Credit and (Applicant's Name) has not provided an acceptable replacement letter of credit from a different credit issuer within five (5) business days after the Beneficiary's request following such occurrence.

2. Original of this Letter of Credit and any amendments thereto or a copy of the same certified by an officer of the Beneficiary.

Drafts drawn under this Letter of Credit must state "Drawn under [INSERT BANK NAME] Letter of Credit No. _____ dated _____".

Partial drawings are permitted.

This Letter of Credit expires on _____ at 3:00 P.M. at our counters at [INSERT BANK

ADDRESS] unless renewed as stated below.

This Letter of Credit shall be automatically extended, without amendment, for additional periods of one (1) year from the current expiration date, or any future expiration date unless at least sixty (60) days prior to such expiration date we notify you by overnight courier, that this Letter of Credit will not be renewed. Such notice will be deemed to have been given when received by you. Upon receipt of such notice, you may immediately draw on us hereunder by means of your sight draft in person at any (Bank's name) branch located in the United States of America for the amount outstanding at the time of drawing, accompanied by your written statement purportedly signed by one of your authorized representatives stating "We are in receipt of written notice from you of your election not to renew your Letter of Credit No. _____ and we have not received an acceptable replacement Letter of Credit as of the date of our drawing".

This Letter of Credit is transferable in whole only, but not in part without payment of any transfer fee by the beneficiary. Should you desire to transfer, such transfer will be subject to the return to us of this original Letter of Credit and any amendments thereto. We hereby agree to transfer this Letter of Credit upon our receipt of Beneficiary's written request for transfer. Under no circumstances shall this Letter of Credit be transferred to any person or entity with which U.S. persons or entities are prohibited from conducting business under U.S. foreign asset control regulations and other applicable U.S. laws and regulations.

This Letter of Credit will not be amended unless agreed to in writing by the above-named Beneficiary or any party to whom this Letter of Credit has been properly transferred.

We hereby engage with drawers, endorsers and bona fide holders of draft that draft drawn and negotiated in conformity with the terms of this Letter of Credit will be duly honored on presentation of documents as specified above at our above counters.

Except so far as otherwise expressly stated this standby Letter of Credit is subject to the Uniform Customs and Practice for Documentary Credits (2007 Revision) International Chamber of Commerce Publication No.600.

_____
Authorized Signature

EXHIBIT P

PENNSYLVANIA AVENUE JURISDICTION

[FOLLOWS THIS COVER PAGE]

DESCRIPTION OF
PARTS OF
PENNSLYVANIA AVENUE, N.W.
(160 FEET WIDE)
&
D STREET, N.W.
(70 FEET WIDE)

DISTRICT OF COLUMBIA
MAY 9, 2013

Being two (2) strips or parcels of land hereinafter described as running in, through, over and across Pennsylvania Avenue, N.W. (160 feet wide) and D Street, N.W. (70 feet wide) in the District of Columbia; said land being under the jurisdiction of the National Park Service by virtue of Public Law 104-134, Section 313(d), and being depicted on National Park Service Map 840-82441 and on a drawing entitled "12th Street to 10th Street, Jurisdictional Maintenance Boundaries", sheet number 7 of 25, dated 02-26-1996, by the Pennsylvania Avenue Development Corporation; and being more particularly described in the bearing meridian of the District of Columbia Surveyor's Office as follows:

PART 1

Beginning at a point on the southerly line of Pennsylvania Avenue, N.W. (160 feet wide); said point being South 70° 16' 17" East, 20.22 feet from the northeast corner of Square 323; said corner also being the northeast corner of Assessment and Taxation (A&T) Lot 800 in Square 323 as shown on A&T Tracing 323 on file in the Records of the Office of the Surveyor of the District of Columbia; thence running in, through, over and across Pennsylvania Avenue, N.W. the following five (5) courses and distances

1) Due North, 30.62 feet to a point; thence

2) 3.71 feet along the arc of a curve to the left having a radius of 6.00 feet, a delta angle of 35° 28' 06" and a chord bearing and distance of North 17° 44' 03" West, 3.66 feet to a point along the southerly back of curb of Pennsylvania Avenue, N.W.; thence running with and binding on said back of curb

3) South 70° 26' 27" East, 41.56 feet to a point; thence

4) 7.80 feet along the arc of a curve to the left having a radius of 6.00 feet, a delta angle of 74° 26' 57" and a chord bearing and distance South 37° 13' 28" West, 7.26 feet to a point; thence

5) Due South, 26.48 feet to a point on the southerly line of said Pennsylvania Avenue, N.W. and the northerly line of Lot 805 in Square 324 as shown on

A&T Plat 3532-J on file in the said Records of the Office of the Surveyor; thence running with and binding on said lines

6) North 70° 16' 17" West, 35.76 feet to the Point of Beginning;

Containing an area of 1,148 Square Feet or 0.02635 of an acre of land, more or less.

PART 2

Beginning at a point at the intersection of the easterly line of 12th Street, N.W. (85 feet wide) and the southerly line of D Street, N.W. (70 feet wide); said point being the northwest corner of Square 323; said corner also being the northwest corner of said A&T Lot 800 in Square 323; thence running in, through, over and across D Street, N.W. the following two (2) courses and distances

1) Due North, 70.72 feet to a point; thence

2) South 70° 32' 34" East, 212.29 feet to a point at the northeast corner of Square 323; thence binding on and running with the north line of said Square 323

3) Due West, 200.17 feet to the Point of Beginning;

Containing an area of 7,078 square feet or 0.16249 of an acre of land, more or less.

Parts 1 and 2 containing a total area of 8,226 square feet or 0.18884 of an acre of land, more or less, are shown on the attached sketch and made a part of by this reference.

(b) (6)

5-9-13

Daniel R. Schriever
Licensed Surveyor
District of Columbia No. LS 900569
For A. Morton Thomas and Associates, Inc.

DISTRICT OF COLUMBIA
DANIEL R. SCHRIEVER
LS900569
LICENSED
LAND SURVEYOR

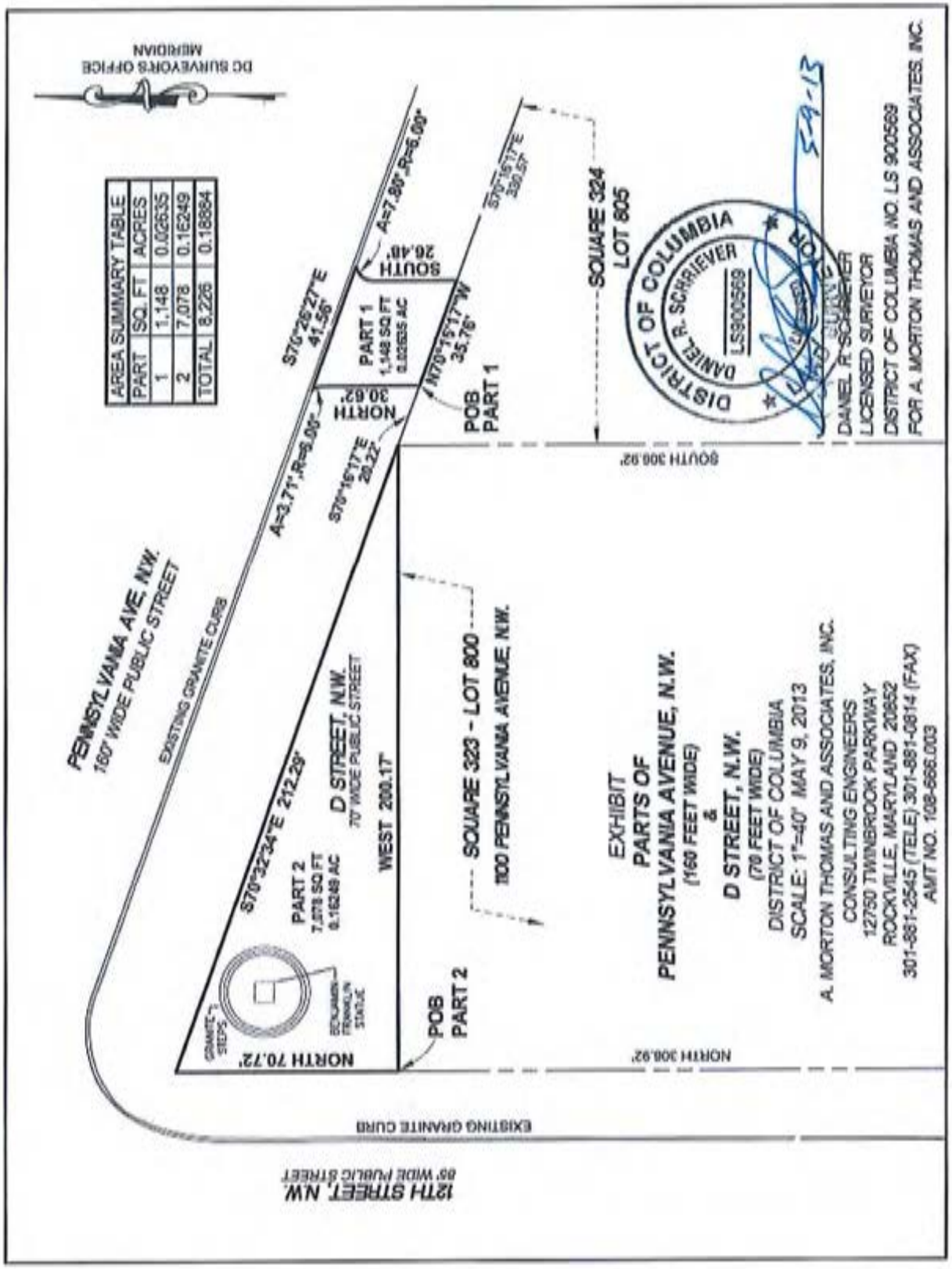
PENNSYLVANIA AVE, N.W.
160' WIDE PUBLIC STREET
EXISTING GRANITE CURB
12TH STREET, N.W.
85' WIDE PUBLIC STREET
EXISTING GRANITE CURB
D STREET, N.W.
70' WIDE PUBLIC STREET
SQUARE 323 - LOT 800
1100 PENNSYLVANIA AVENUE, N.W.
SQUARE 324
LOT 805
S70°32'34"E 212.29'
WEST 200.17'
NORTH 70.72'
NORTH 308.92'
SOUTH 308.92'
PART 2
7,078 SQ FT
0.16249 AC
POB
PART 2
PART 1
1,148 SQ FT
0.02635 AC
POB
PART 1
NORTH
30.62'
SOUTH
26.48'
S70°26'27"E
41.56'
A=3.71',R=6.00'
S70°16'17"E
26.22'
N70°16'17"W
35.76'
A=7.80',R=6.00'
S70°16'17"E
350.57'
EXHIBIT
PARTS OF
PENNSYLVANIA AVENUE, N.W.
(160 FEET WIDE)
&
D STREET, N.W.
(70 FEET WIDE)
DISTRICT OF COLUMBIA
SCALE: 1"=40' MAY 9, 2013
A. MORTON THOMAS AND ASSOCIATES, INC.
CONSULTING ENGINEERS
12750 TWINBROOK PARKWAY
ROCKVILLE, MARYLAND 20852
301-881-2545 (TELE) 301-881-0814 (FAX)
AMT NO. 108-666.003
DISTRICT OF COLUMBIA
DANIEL R. SCHRIEVER
LS900569
DANIEL R. SCHRIEVER
LICENSED SURVEYOR
DISTRICT OF COLUMBIA NO. LS 900569
FOR A. MORTON THOMAS AND ASSOCIATES, INC.
5-9-13
DC SURVEYOR'S OFFICE
MERIDIAN
AREA SUMMARY TABLE
PART | SQ. FT | ACRES
1 | 1,148 | 0.02635
2 | 7,078 | 0.16249
TOTAL | 8,226 | 0.18884

EXHIBIT Q

MEMORANDUM OF UNDERSTANDING WITH NPS

[FOLLOWS THIS COVER PAGE]

INTERAGENCY AGREEMENT
Between the
U.S. GENERAL SERVICES ADMINISTRATION, PUBLIC BUILDINGS SERVICE
And the
DEPARTMENT OF THE INTERIOR, NATIONAL PARK SERVICE
NATIONAL MALL AND MEMORIAL PARKS

I. Purpose

The purpose of this Interagency Agreement (Agreement) between the General Services Administration (GSA) and the Department of the Interior, National Park Service, National Mall and Memorial Parks (NPS) (each a Party and collectively the Parties) is to carry out the obligations of each Party as defined in Section 4 of Public Law 98-1, 97 Stat. 3 (Feb. 16, 1983) (the Act), which directed GSA to "...execute an agreement with the Secretary of the Interior providing for operation of the observation tower ... by the National Park Service and further providing...for transfer to the National Park Service... such sums as may be necessary to operate the observation tower." The Old Post Office Tower (Tower) is listed on the National Register of Historic Places pursuant to 16 U.S.C. Section 470a, and is a primary element in the Pennsylvania Avenue National Historic Site. The Tower is part of the Old Post Office Building, which is located on the southeast corner of Pennsylvania Avenue and 12th Street, NW, in Washington, D.C., and is operated by GSA as a multi-use Federal building currently providing office and retail space.

II. Roles

The GSA has the primary responsibility for the overall management and administrative jurisdiction of the Old Post Office Building. The NPS has the responsibility for providing visitor educational, historical, and informational services for the Tower.

III. Authorities

The Terms of this Agreement are authorized under both the Act and Section 601 of the Economy Act of June 30, 1932, as amended, 31 U.S.C. 1535 and 1536, and the authorizing legislation of the Agencies involved.

IV. Responsibilities

Pursuant to the Act, this document constitutes an Agreement between the NPS and the GSA, for the operation of visitor services operations in the Tower, as described below.

1. The Tower shall be operated in a manner consistent with the Act and the terms and conditions of this Agreement and the annual NPS Interpretive Operations Plan and Budget (Plan and Budget) mutually approved by the Parties for this purpose, and the requirements of the Economy Act will be met.

2. Any operational concerns regarding the Tower noted by either Party shall be brought to the attention of the other Party and shall be resolved in a timely and mutually acceptable manner.