

SOLICITATION FOR OFFERS
BUILDING
Environmental Provisions

THE GENERAL SERVICES ADMINISTRATION
FOR
US ENVIRONMENTAL PROTECTION AGENCY
IN
DENVER, COLORADO

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1.0 SUMMARY

1.1 AMOUNT AND TYPE OF SPACE

A. The General Services Administration on behalf of the Environmental Protection Agency, hereinafter referred to as the Government, is interested in leasing approximately 250,000 gross square feet of office space. The rentable space shall yield a minimum of 231,281 BOMA/ANSI Office Area (previously Usable) square feet to a maximum of 232,000 BOMA/ANSI Office Area square feet, available for use by the Government for personnel, furnishings, and equipment. Refer to the "BOMA/ANSI Office Area Square Feet" paragraph in the MISCELLANEOUS section of this Solicitation for Offer.

D. The proposed building will be a state of the art facility. It is to be an environmentally sustainable project that publicly reflects the environmental protection mission of the U.S. Environmental Protection Agency: conserving resources in its construction and operation, being energy efficient, water conserving, having good indoor air quality, having as minimal as possible negative impacts on the environment, and having a positive impact on the environment where possible. The building is to also provide a safe, highly productive, inviting and efficient work environment. The building will be required to achieve, at a minimum, a Leadership in Energy and Environmental Design version 2.1 (LEED™) silver rating, as described in the United States Green Building Council Web site <http://www.usgbc.org/>, LEED™ Rating System.

Within 14 months of reaching 95% occupancy the Offeror will be required to obtain a building certification for at a minimum silver level rating, of Leadership in Energy and Environmental Design (LEED™), version 2.1 or most current at time of project registration, as described in the United States Green Building Council web site <http://www.usgbc.org/>, LEED™ Rating System. Failure to reach and maintain the Silver Level LEED™ rating will result in a penalty of \$250,000 annually that will be subtracted from the rental payments due for the building. At completion of the documentation and final certification, the Offeror shall provide the Lessee (3) hard copies and (3) electronic versions on compact disks of all supporting documentation for certification.

The Offeror shall provide and maintain an EPA Energy Star Building Certification Rating within 14 months of reaching 95% occupancy and submit the documentation to the Government. The Offeror shall make all necessary adjustments at its expense, if the building systems installed do not meet Energy Star certification after occupancy. In addition, the Offeror will provide the Government a rent reduction during the term of non-performance.

1.3 OCCUPANCY

Occupancy is required not later than July 1, 2006.

1.5 OFFER DUE DATE

Offers are due not later than the close of business, July 15, 2004, at 4:00 P. M., MST, and shall remain open until August 13, 2004.

1.6 HOW TO OFFER

B. The following attached documents, properly executed and initialed and all blanks filled in, shall be submitted on the above stated offer due date. Other requirements that the Offeror would consider to be beneficial but the Government has not provided a form, are to be incorporated in the Offeror's presentation. Offers that arrive after the due date time or not properly initialed or filled out will be considered as non-responsive. Quality of Building Systems and Structure: The Lead Architect through the Offeror shall provide the following:

- 7. A Conceptual Design Package will be submitted to the Government. This package will consist of the following items:
 - 1. A narrative identifying and specifying major building systems such as structural, mechanical, plumbing, emergency generator, elevators, electrical, telephone, and data typical distribution. The basis for mechanical, electrical and plumbing systems design shall be included.
 - 2. Narrative addressing how sustainable design issues was considered for this project.
 - 3. Narrative describing how the systems selected will enable the building to receive an Energy Star building label after be in service for one year.

C. ORAL PRESENTATIONS OF PHASE II OFFER: The Offeror and its design team shall be required to participate in two oral presentations of their technical proposal. To help Offerors prepare for the oral presentation, please note the following:

- 18. Each offeror is required to submit a LEED™ scorecard documenting the proposed points to be achieved. The total of points achieved must meet or exceed 33 and all prerequisite requirements must be met. Along with the proposed scorecard, (see Exhibit C) the offeror shall submit a narrative describing how each of the points proposed on the scorecard will be achieved (including all prerequisites for which no points are awarded).
- 19. Statement of compliance with environmental laws (section 1.9-B.1)
- 20. Proposal for re-use of materials and/or in-place construction (section 4.3)
- 21. Bicycle rack locations (include in floor plans / site plan)
- 22. Identify USGBC LEED™ Accredited Professionals as team member(s), including their roles through the project and

- including documentation for certification.
23. Commissioning Plan Outline from three independent commissioning agents per section 6.1 of this SFO.
 24. Construction Period Recycling Program and what percentage will be recycled.
 25. Construction Period IAQ Plan including Phased Occupancy Plan
 26. Operations and Maintenance Plan. At a minimum, include within the specifications for green cleaning products the following items: floor wax, window, floor, toilet, tile and carpet cleaners.
 27. Mechanical System Operating Plan. At a minimum the plan shall include: intake and exhaust stack locations; primary and secondary/auxiliary equipment with their distribution; terminal units; integrated filtration (at outside air intake, remix boxes with alarms for static pressure drops) and airflow monitoring and control/commissioning plan; and operational maintenance plan/guide.
 28. Operations Recycling Plan
 29. Energy Star® Status or a Maximum Energy Use Commitment Statement
 30. Energy Budget/Energy Plus Model for new building with assumptions
 31. Water conservation plan for the building and site during construction and operation.
 32. Proposal for implementing an integrated pest management program for control of pests inside the building(s), in any included parking garage(s), and on the grounds surrounding the building(s).

1.8 BUILDING SHELL REQUIREMENTS

The Lessor's build out obligations in providing a building shell (at the Lessor's expense), shall include, but not limited to, the following::

7. *HVAC*. Central HVAC systems as stated in the Specification Section of this SFO shall be installed and operational. Air conditioning shall provide 20 cfm/person outside air ventilation, separated exhausts and intakes, and filtration per latest National standards of the American Society of Heating, Refrigeration and Air-conditioning Engineers (ASHRAE) standards (15, 52, 55, 62, 90.1, 100.1995, 105, 111, 114 and 135), GSA standards (Facilities Standard for the Public Building Service) and EPA standards (EPA Facilities Manual, Architecture Engineering and Planning Guidelines). System capacity and design approach is further defined in the MECHANICAL, ELECTRICAL, PLUMBING section of this SFO.
9. *Lighting*. Refer to Section 6.18 of this SFO.
10. *Safety and Environmental Management*. Complete safety and environmental management shall be provided throughout the building in accordance with federal, state, and local codes and laws including, but not limited to, such items as fire detection and alarms, emergency building power for life safety systems, etc. Emergency generator and UPS placement shall be provided at a later date, and shall be in accordance with both the ADAAG and the UFAS. Sprinkler mains and distribution piping in a "protection" layout with heads turned down with an escutcheon or trim plate shall be provided.
12. The following web site is for the convenience of the Offeror; <http://www.usgbc.org/programs/leed.htm> Refer to 10.5, of this SFO, SPECIAL REQUIREMENTS: EPA LEED™ PREFERENCES.
13. The building shall achieve EPA Energy Star® Building Certification Rating within 14 months of reaching 95% occupancy and the Offeror will submit the documentation to GSA and the EPA Region 8 Energy Star® coordinator. (see the MECHANICAL, ELECTRICAL, PLUMBING: ENERGY COST SAVINGS paragraph for more information). The Offeror shall make all necessary adjustments at its expense, if the new building systems installed do not meet Energy Star® certification after occupancy.
14. The building is to reflect Environmental Best Practices. The Offeror shall design, build, and operate a safe, reliable, and cost-competitive facility that reflects, to the maximum extent possible within the requirements of this Solicitation for Offer, environmental commitments having a positive impact on the communities where it is located. The design shall consider the following concepts during design, construction and operation of this facility:

Energy Conservation, via careful consideration of building siting to optimize passive solar design approaches, energy efficient building shell design, smart glazing, efficient mechanical systems, minimizing waste energy and recapturing waste energy streams, use of solar power and other renewable or innovative energy sources, Energy Star®, advanced building and mechanical control systems, energy conscious building maintenance and operation, the use of day lighting, etc.

 - a. **Water Conservation**, via use of low flow plumbing fixtures, water conserving mechanical system designs, landscape design using native species, harvested rain water system or drip irrigation systems (using gray water if allowable), and site design to minimize storm water runoff.
 - b. **Resource Conservation**, via the proper selection of materials with post-consumer recycled content or above average recycled content, preference for materials that are manufactured, packaged, or transported in a way that reduces energy or material expenditures, construction period recycling and waste minimization, and designing, building, and operating the building to accommodate EPA's active recycling program.

- c. **Indoor Air Quality**, via careful placement of exhaust and air intakes in relative positions that protect intake air supply from cross contamination or security vulnerability; prevention of radon infiltration; protection from contamination of the HVAC system during construction; the use of low VOC interior adhesives, paints, sealants and caulks; construction period installation sequencing; emphasis on non-pesticide methods of pest control, and, when pesticide use is necessary, use of the least hazardous materials, most precise application technique, and minimum amount of pesticide necessary to achieve control; no use of lead or asbestos or asbestos containing materials, use of environmentally preferable janitorial and cleaning products during the buildings' operating life.
- d. Other Environmental Factors, such as protection of the ozone layer through the avoidance of CFCs and HCFC's as refrigerants and blowing agents for insulation; protection of endangered ecosystems and support of sustainable forestry practices by avoiding use of endangered rain forest species and obtaining products from certified sustainable sources, use of non-lead paints, and provision of plumbing systems that prevent elevated lead levels in water. Consider partnerships with local utilities and energy saving companies to assist in financing low emissions, low operating cost mechanical systems.

17. Compliance

Environmental Laws. The property shall comply with all applicable environmental laws, including but not limited to, air pollution regulations, asbestos regulations (if applicable), hazardous waste regulations and underground storage tank regulations. The Offeror will be responsible for compliance with the water and energy conservation requirements of the Energy Policy Act of 1992 (PL 102-486, 106 Statute 2776). The Offeror will commit to provide quarterly reports to demonstrate the Government's equivalent energy and water usage consistent with the Energy Policy Act of 1992.

1.14 AWARD

- A. After conclusion of negotiations, the Contracting Officer will require the Offeror selected for award to execute the proposed lease prepared by GSA within 30 days of award, which is to reflect the proposed agreement of the parties. The proposed lease shall be accompanied by all other pre-award documents called for under this SFO including, but not limited to, a proposal for re-use of materials and/or in-place construction, a proposal for implementation of an integrated pest management approach to pest control, and a LEED™ scorecard documenting the proposed points to be achieved.

2.0 ACCESSIBILITY AND AWARD FACTORS

2.2 AWARD FACTORS

- C. The award factors are as follows:

- 1. *Sustainability:* Evaluation will focus on achieving a building that sets a leadership example combined with the environmental protection and resource conservation mission of the EPA, and maximizing occupant health and productivity. The evaluation shall consider sustainable practices and performance goals for all facets of the project including the site, construction process, building and operations. Proposed strategies for attaining silver LEED™ certification, giving more weight to those proposals with higher LEED™ points above the minimum 33; water conservation (low impact development, landscaping, low flow plumbing fixtures, and water recapture). In addition, Energy conservation (Energy Star® performance; day lighting; natural cooling; and the quality of: controls, lighting, and mechanical equipment/systems); resource conservation during design, construction and operations (construction waste recovery, recycled content construction materials and finishes, and operations recycling); maintenance (green cleaning product, integrated pest management, minimization of landscape chemicals/fertilizers and operations recycling program); and innovative design (for example: cistern, green roof, fuel cell, and solar collectors).

3.0 MISCELLANEOUS

3.14 PROJECT SCHEDULE

- C. The Offeror will be required to submit the following:

- 1. At the completion of the Design Development Phase fund and submit registration forms to the U.S. Green Building Council for LEED™ certification at the silver level or above. LEED™ Accredited Professional shall start LEED™ documentation process.
- 2. At 100% Construction Drawing Submission, provide Final Commissioning Plan, Construction IAQ Plan, and Construction Waste Management Plan.
- 3. Ventilation system design calculations that achieve air change effectiveness of E=.9 or better.
- 4. At each phase of design submission, the Offeror shall provide updated LEED scorecards and energy performance calculations.

- D. The Offeror will be required to submit during construction:

- 1. All contractor interior finish submittals with their MSDS for VOC contents, including carpet, paints, adhesives, caulks, etc.
- 2. Submit monthly renovation recycling and disposal report.
- 3. Documentation (invoices and certificates) from lumber or doors manufacturer sources that products are certified.
- 4. All Commissioning Agents Reports and backup documentation as developed throughout the commissioning periods.
- 5. Documentation as requested by EPA for development of a Green Report including access and information on its design, construction and operations.
- 6. Two sets of monthly construction photographs.

E. The Offeror will be required to submit at construction completion:

1. Final documentation for LEED™ Certification as required by the SFO.
2. Final recycling and disposal report.
3. Final Building Operations Plan
4. Prior to occupancy conduct the testing for lead in drinking water provide certification from SDWA certified laboratory.
5. Final reports on indoor air quality testing.
6. Final Commissioning Agent's report.

3.15 LESSOR DESIGN DOCUMENTS, REVIEWS AND APPROVALS

C. CONSTRUCTION DOCUMENTS (CDs):

- 1) 100% Submittal
 - (c) The Lessor shall include a revised LEED™ scorecard and narrative as well as a description and reasons for any changes from the previous LEED™ scorecard submittal. Final system(s) commissioning plan (further defined in the MECHANICAL, ELECTRICAL, PLUMBING: GENERAL paragraph) and construction IAQ plan (further defined in the GENERAL ARCHITECTURE: INDOOR AIR QUALITY DURING CONSTRUCTION paragraph) shall be submitted for review with the 100% CDs.

4.0 GENERAL ARCHITECTURE

4.1 DESIGN REQUIREMENTS

A. BUILDING EXTERIOR DESIGN

1. The design of federal facilities shall demonstrate distinction and quality. The architecture shall reflect the dignity, enterprise, vigor and stability of the United States Government. It shall embody the finest contemporary American architectural thought.

The facade of the building shall be of high quality, durable materials and shall be of regionally produced materials, (extracted or produced within 500 miles of the building site). Materials which need to be field-painted shall not be used for the building exterior.

8. Office space shall have the maximum horizontal area of window possible in each exterior bay.
10. Roof design shall reduce heat islands, (thermal gradient differences between developed and undeveloped areas), to minimize impact on microclimate and human habitat. Use Energy Star compliant, (highly reflective) and high emissivity roofing, (emissivity of at least 0.9 when tested in accordance with ASTM 408) for a minimum of 75% of the roof surface; or install a "green (vegetated) roof for at least 50% of the roof area.
11. The building must have a weather tight, low maintenance roof installation meeting the requirements of the National Roofing Contractors Association publication NCRA Roofing and Waterproofing Manual, as well as ASHRAE 90.1-1989, and appropriate to the building(s) as designed. If mechanical equipment is to be installed on the roof, it shall be elevated therefrom, and shall be screened from view by screen walls matching, or complementary to, the principal exterior walls. Rooftop walkways to provide access to equipment for maintenance shall be provided.
 - a. Where appropriate, consideration should be given to the use of skylights and/or atria in order to introduce natural light into interior spaces. If used, these elements should be carefully designed to avoid excessive heat gain or loss, or water penetration and to permit cleaning and maintenance.
12. Election of materials and the detailing of the exterior walls should provide an energy efficient envelope, complying at a minimum with ASHRAE 90.1-1989..

4.2 CONSTRUCTION WASTE MANAGEMENT

- A. Reuse and recycling construction waste means providing all services necessary to furnish construction materials or wastes to organizations which will reuse or employ these materials or wastes in the production of new materials or processes. Recycling includes required labor and equipment necessary to separate individual materials from the assemblies of which they form a part.
- B. The Offeror shall submit to the Government a waste management plan on how the Lessor proposes to reuse, dispose of or recycle construction waste. The contracting officer and EPA are to approve this plan. Where the small quantity of material, the extraordinarily complex nature of the waste disposal method, or prohibitive expense for recycling would represent a genuine hardship, the Government may permit alternative means of disposal. This requirement shall also apply to subsequent alterations under the lease.
- C. The Offeror/Lessor shall recycle at a minimum the following items during demolition, construction, and any future renovations under the terms of the lease, subject to availability of recycling facilities and economic evaluation.
 1. ceiling grid and tile
 2. light fixtures, including proper disposal of any transformers, ballasts, and fluorescent light bulbs
 3. duct work and HVAC equipment

4. wiring and electrical equipment
 5. aluminum and/or steel doors and frames
 6. hardware
 7. drywall
 8. steel studs
 9. carpet, carpet backing, and carpet padding
 10. wood
 11. insulation
 12. cardboard packaging
 13. pallets
 14. windows and glazing materials
 15. all miscellaneous metals (as in steel support frames for filing equipment) and
 16. all other finish and construction materials.
 17. Land clearing debris
 18. Wood composite materials, such as plywood, OSB and particle board
 19. Concrete masonry units
 20. Bricks, concrete and asphaltic concrete
 21. Paint; and plastic film (including high density polyethylene).
- D. If any waste materials encountered during the construction phase are found to contain lead, asbestos, polychlorinated biphenyls (PCB's) (such as fluorescent lamp ballasts), or other harmful substances, they shall be handled and removed in accordance with federal and state laws and requirements concerning hazardous waste.
- E. In addition to providing "one-time" removal and recycling of large-scale demolition items such as carpeting or drywall, the Offeror shall provide continuous facilities for the recycling of incidental construction waste during the initial construction and any subsequent alterations under the lease.
- F. Construction, demolition and renovation recycling and disposal records shall be accessible to the Contracting Officer and EPA Facility Manager. Records shall be submitted to the CO monthly with a final report at the conclusion of any construction work. The reports shall include date of disposal, quantity by weight of each of the materials reused, recycled or deposited in a landfill, identification of hazardous wastes and method of hazardous waste disposal.

4.3 INDOOR AIR QUALITY DURING CONSTRUCTION

- A. The Offeror shall provide to the Government (GSA Contracting Officer and EPA Designee) for their review and approval 2 copies of the material data sheets of the following items prior to their purchase, installation or use: adhesives, caulking, sealants, insulating materials, fireproofing or fire stopping materials, paints, carpets, floor and wall patching or leveling materials, lubricants, clear finish for wood surfaces, and janitorial cleaning products. All paints and coatings shall meet the latest requirements for VOC and chemical components of the Green Seal standard for paints (GS-11), as further defined in the SPECIAL REQUIREMENTS: BUILDING MATERIAL EMISSION LEVEL REQUIREMENTS paragraph.
- B. The Contracting Officer may eliminate from consideration products with significant quantities of toxic, flammable, corrosive, or carcinogenic material and products with potential for harmful chemical emissions. Materials used often or in large quantities will receive the greatest amount of review.
- C. All MSDS shall comply with Occupational Safety and Health Administration (OSHA) requirements. The Offeror and its agents shall comply with all recommended measures in the MSDS to protect the health and safety of personnel.
- D. To the greatest extent possible, the Offeror shall sequence the installation of finish materials so that materials that are high emitters of volatile organic compounds (VOC) e.g. paints, sealants and coatings are to be installed and allowed to cure before installing interior finish materials, especially soft materials that are woven, fibrous, or porous in nature, that may adsorb contaminants and release them over time.
- E. Where demolition or construction work occurs adjacent to occupied space, the Offeror shall erect appropriate barriers (noise, dust, odor, etc.) and take necessary steps to minimize interference with the occupants. This includes maintaining acceptable temperature, humidity, and ventilation in the occupied areas during window removal, window replacement, or similar types of work.
- F. A final flush-out period of two weeks shall be provided before occupancy with 100% outside air for the first 72 hours and normal design condition ventilation for the balance of the duration of two weeks. The Lessor shall ventilate with 100 percent outside air at the recommended air change rate during installation of materials and finishes. Refer to the latest edition of American Society of Heating, Refrigerating, and Air Conditioning Engineers, Inc. ANSI/(ASHRAE) Standard 62, *Ventilation for Acceptable Indoor Air Quality*. If outside air would cause unacceptable inside temperature levels, humidity levels, and/or air quality, an alternate ventilation plan may be submitted to the Contracting Officer for approval.
- G. The Offeror shall submit a Construction IAQ Management Plan for construction during pre-occupancy and occupied conditions with the offer. The plan and implementation shall comply with SMACNA 1995 Guideline for Occupied Buildings Under Construction (for source control, pathway interruption and housekeeping) and include all Materials Safety Data Sheets (MSDS) with compliance guidelines to follow for all applicable OSHA requirements. Sequence installation of wet products before absorptive products. Protect all on-site absorptive materials from moisture damage and dust infiltration. Any wet drywall, installed or not, must be removed and disposed within 24 hours due to occupant health risks from potential mold growth. Replace filtration media immediately prior to occupancy. Filtration media used during and after construction shall have a Minimum Efficiency Reporting Value (MERV) of 13 as determined by ASHRAE 52.2-1999.

4.5 WINDOWS

- A. Office space shall have windows in each exterior bay unless waived by the Contracting Officer. The use of natural but controlled day lighting should be maximized without compromising energy conservation objectives. Day lighting elements such as, windows, skylights and clerestories are encouraged in the building design. Size and placement of these elements shall be designed to minimize solar gains during peak load periods. In addition, windows shall be double glazed, incorporate low E or superior smart glazing options, insulated, and include shading devices sized to allow maximum day lighting with minimal solar gain.

4.7 ENERGY COST SAVINGS

- A. The Offeror is encouraged to use 1) Energy Savings Performance Contracts (ESPC) or 2) utility agreements to achieve, maintain, and/or exceed the ENERGY STAR Benchmark Score of 75. The Offeror is encouraged to include shared savings in the offer as a result of energy upgrades where applicable. The ENERGY STAR Online Benchmark Tool can be found at the www.epa.gov/energystar web site.
- B. All new construction shall achieve an ENERGY STAR Building Label within 14 months after reaching 95 percent occupancy and will continue to retain the ENERGY STAR Building Label.
- C. The Offeror may obtain a list of energy service companies qualified under the Energy Policy Act to perform ESPC, as well as additional information on cost-effective energy efficiency, renewables, and water conservation. For the ESPC qualified list, refer to the www.eren.doe.gov/femp web site, or call the FEMP Help Desk at 1-800-566-2877.

4.8 LANDSCAPING

- A. The site shall be landscaped for low maintenance xeriscaping requiring minimal or no use of fertilizers, pesticides, herbicides and potable water considering green roofs, drip irrigation, harvested rainwater (if allowed by local regulations), and plants that are either native or well adapted to local growing conditions. The successful Offeror shall submit a landscaping plan for the entire property within 180 days after award.
- B. Landscape management practices shall prevent pollution by:
 - 1. Prohibiting the use of the 2,4-Dichlorophenoxyacetic Acid (2,4-D) herbicide and organophosphates.;
 - 2. Minimizing the use of pesticides and, in situations no viable alternatives to the use of pesticides exist, using low toxicity pesticides and application techniques that minimize risks for human health and environment; and
 - 3. Composting/recycling all yard waste.
- C. The Lessor shall use landscaping products with recycled content as required by Environmental Protection Agency's (EPA's) Comprehensive Procurement Guidelines (CPG) for landscaping products. Refer to EPA's CPG web site, www.epa.gov/cpg.

4.9 SERVICE AREAS

- B. The building shall have a recycling and trash collection area. This area should be large enough to accommodate the amount of waste / recycling produced by the entire building. At this time, the EPA anticipates recycling high-grade paper (bond paper, computer paper, color paper, bulk mail, etc.), low-grade paper (newsprint, ground wood paper, etc.), corrugated cardboard, glass (all kinds), aluminum and metal, plastic (numbers 1&2 only). A cardboard bailer shall be provided.

5.0 ARCHITECTURAL FINISHES

5.1 RECYCLED CONTENT PRODUCTS (COMPREHENSIVE PROCUREMENT GUIDELINES)

- A. The Offeror shall be required to have a Construction Recycling Plan (prior to construction) and Final Compliance Report (at construction completion) which reports their compliance with the Resource Conservation and Recovery Act (RCRA), Section 6002, 1976; their use of recycled content products as indicated in this SFO and as designated by the U.S. Environmental Protection Agency in the Comprehensive Procurement Guideline (CPG), 40 CFR Part 247, and its accompanying Recovered Material Advisory Notices (RMAN). The CPG lists the designated recycled content products. EPA also provides recommended levels of recycled content for these products. The list of designated products, EPA's recommendations, and lists of manufacturers and suppliers of the products can be found at www.epa.gov/cpg/products.htm.
- B. During construction, the Offeror shall provide quarterly summary reports (detailing the items, total quantities used or why products were not used) to GSA and EPA building management on items bought under contract for the building using these guidelines for recycled and post- consumer recycled content. After occupancy the Offeror shall report annually to GSA on items with recycled and post consumer recycled content used by the operations activities in the building.
- C. The Offeror, if unable to comply with both the CPG and RMAN lists, shall submit a request for waiver for each material to the Contracting Officer with initial offers. The request for waiver shall be based on the following criteria:
 - 1. the cost of the recommended product is unreasonable;
 - 2. inadequate competition exists;
 - 3. items are not available within a reasonable period of time; and
 - 4. items do not meet the SFO's performance standards.

5.2 ENVIRONMENTALLY PREFERABLE BUILDING PRODUCTS AND MATERIALS

- A. The Offeror shall use environmentally preferable products and materials where economically feasible. Environmentally preferable products have a lesser or reduced effect on human health and the environment when compared to other products and services that serve the same purpose.
- B. Refer to EPA's environmentally preferable products web site, www.epa.gov/opptintr/epp. In general, environmentally preferable products and materials do one or more of the following:
 - 1. contain recycled material, are biobased, or have other positive environmental attributes;
 - 2. minimize the consumption of resources, energy, or water;
 - 3. prevent the creation of solid waste, air pollution, or water pollution; and
 - 4. promote the use of non-toxic substances and avoid toxic materials or processes.

5.5 WOOD PRODUCTS

- A. New installations of wood products used under this contract shall not contain wood from endangered and restricted woods as listed by the Convention on International Trade in Endangered Species. The list of species can be found at the following web site (www.cites.org). All finish and trim woods utilized under this lease will be limited to oak, pine and poplar species harvested and procured within the United States and/or Canada from lumber providers certified as practicing sustainable forest management by organizations accredited by the Forest Stewardship Council (www.fscus.org). All other wood products, veneer, concrete formwork, etc., utilized under this SFO shall not contain any endangered wood species as listed by the Woodworker's Alliance for Rainforest Protection (WARP), or the Convention on International Trade and Endangered Species (CITES). Reference is made to the preference of sustainably harvested woods as stated in Exhibit B, section 06400 – ARCHITECTURAL WOODWORK. The Offeror shall submit contractor documentation (invoices and certificates) from lumber or door manufacturer sources that products are certified.
- B. Particleboard, strawboard, bamboo, and plywood materials used under this contract shall not contain urea formaldehyde in the bonding agents.
- C. Lumber and wood products for interior or exterior use shall not contain arsenic pressure treatment.

5.6 JOINT COMPOUNDS, CAULKS, ADHESIVES AND SEALANTS

All adhesives employed on this project (including, but not limited to, adhesives for carpet, carpet tile, plastic laminate, wall coverings, adhesives for wood, or sealants) shall be those with the lowest possible VOC content (acceptable VOC levels further defined in the SPECIAL REQUIREMENTS: BUILDING MATERIAL EMISSION LEVEL REQUIREMENTS paragraph) and which meet the requirements of the manufacturer of the products adhered or involved. The Lessor shall use adhesives and sealants with no formaldehyde or heavy metals.

The Offeror shall provide Material Safety Data Sheets (MSDS) for all caulks, adhesives and sealants for review by GSA and EPA Technical Representatives. Where joint compounds, caulks, adhesives or sealants do not provide the adequate performance; contact the contracting officer for approval of substitute products.

5.7 INSULATION: THERMAL, ACOUSTIC, AND HVAC

- A. All insulation products shall contain recovered materials as required by EPA's CPG and related recycled content recommendations.
- B. No insulation installed with this project shall be material manufactured using chlorofluorocarbons (CFC's), nor shall CFC's be used in the installation of the product.
- C. All insulation containing fibrous materials exposed to air flow shall be rated for that exposure or shall be encapsulated.
- D. Insulating properties for all materials shall meet or exceed applicable industry standards. Polystyrene products shall meet American Society for Testing and Materials (ASTM) C578-91.

5.8 CEILINGS

- G. All acoustical ceiling tile shall have a minimum recycled content of 80% and meet the EPA's comprehensive procurement guidelines, unless a product is not available that meets the other specifications contained in this SFO.

5.9 WALL COVERINGS

- A. BUILDING SHELL AND TENANT IMPROVEMENTS:
 - 1. *Physical Requirements.*
 - a. Prior to occupancy, all restrooms within the building common areas of Government-occupied floors shall have 1) ceramic tile as specified in Exhibit B, Technical Specifications and 2) low or zero VOC interior paint and non-chlorine based wall covering products will be used. (Further defined in the ARCHITECTURAL FINISHES: PAINTING paragraph).
 - b. All areas shall be low VOC interior paint and/or non-chlorine based wall covering. (Further defined in the ARCHITECTURAL FINISHES: PAINTING paragraph).

- c. All ceramic tiles shall have a minimum recycled content of 50%.

5.10 PAINTING

A. BUILDING SHELL AND TENANT IMPROVEMENT INFORMATION:

- 2. Exterior walls and interior core walls within the Government-demised area shall be spackled and prime painted with a low or zero VOC primer (See Section 10.3 for maximum acceptable VOC levels) prior to Tenant Improvements, then the Offeror shall repaint during Tenant Improvements.
- 3. Where feasible, reprocessed or consolidated latex paint with zero or low VOC content shall be used in accordance with EPA's Comprehensive Procurement Guideline. The type of paint shall be acceptable to the Contracting Officer and EPA Facility Manager and shall meet the Green Seal emissions criteria. The Offeror shall follow manufacturer's recommendations for the application and maintenance of all paint products.

5.12 DOORS: SUITE ENTRY

Suite entry doors shall be provided as part of the Tenant Improvements at the Government's expense and shall have a minimum clear opening of 36" wide x 96" high (per leaf). They shall be operable by a single effort and shall be in accordance with *National Building Code* requirements. Doors shall be installed in a metal frame assembly, finished with a low or no VOC semi-gloss latex paint in accordance with EPA's Comprehensive Procurement Guideline. The type of paint shall be acceptable to the Contracting Officer and Tenant Representative and shall meet the Green Seal emissions criteria.

5.13 DOORS: INTERIOR

Doors within the Government-demised area shall be provided as part of the Tenant Improvements Perspective rendering: at Pre-Final design, the Offeror shall provide one, 24" by 36" color renderings, professionally rendered, matted and framed and four 10" x 13" photos of the color renderings and negative and/or digital files for the photos. and shall have a minimum clear opening of 36" wide x 96" high. Doors shall meet the requirements of being a flush, solid-core, wood door with a natural wood veneer face or an equivalent pre-approved by the Contracting Officer. They shall be operable with a single effort and shall be in accordance with *National Building Code* requirements. Doors shall be installed in a metal frame assembly, primed and finished with a low or no VOC semi-gloss latex paint in accordance with EPA's Comprehensive Procurement Guideline. The type of paint shall be acceptable to the Contracting Officer and Tenant Representative and shall meet the Green Seal emissions criteria. The Offeror shall follow the manufacturer's recommendations for the application and maintenance of all paint products. Hollow core wood doors are not acceptable.

5.15 DOORS: IDENTIFICATION

A. BUILDING SHELL:

All signage required in common areas unrelated to tenant identification shall be provided and installed at the Lessor's expense. The Lessor shall select signage with recycled content conforming to EPA's CPG.

5.16 PARTITIONS: GENERAL

BUILDING SHELL:

All gypsum wallboard utilized for new partitions or wall surfaces shall have face paper with 100% recycled (pre- and post-consumer) content. To the extent feasible, without sacrificing functional or price performance, use wallboard containing recovered gypsum filler material. All wallboard shall be equivalent to standard, commercial grade, locally available products and shall comply with and be used in accordance with all applicable ANSI/ASTM standards. Use low or zero VOC latex paint in accordance with EPA's CPG, acceptable to GSA Contracting Officer and EPA Tenant Representative, and rubber base with recycled content to the maximum extent feasible. The Offeror shall follow the manufacturer's recommendations for the application and maintenance of all paint products.

Finishes are to be durable and easily maintained, and wall surfaces should be protected from damage by rolling carts with corner guards.

5.19 FLOOR COVERING AND PERIMETERS

A. BUILDING SHELL:

- 2. Floor perimeters at partitions shall have a base of wood, rubber, marble, or an equivalent pre-approved by the Contracting Officer. Terrazzo, unglazed ceramic tile, recycled glass tile, and/or quarry- tile shall be used in all toilet rooms and janitor's closets unless another material covering is pre-approved by the Contracting Officer. All ceramic tile shall have a minimum of 50% recycled content.

C. TENANT IMPROVEMENT INFORMATION:

- 2. If the Government requires restrooms and/or shower rooms, floor covering shall be terrazzo, glazed ceramic tile, and/or non slip quarry tile. All ceramic tile shall have a minimum of 50% recycled content.

5.21 CARPET TILE

Office areas and conference rooms – any carpet to be newly installed shall meet the following specifications:

2. *Environmental Requirements.* All carpet installed shall conform to the State of California Emission Guidelines. The Offeror shall use carpet tiles that meets the "Green Label" requirements of the Carpet and Rug Institute, using the greatest percentage of post consumer recycled content feasible. At a minimum the carpet face yarn shall be 100% recyclable nylon with 25% recycled content, and a 100% recyclable thermo-plastic backing with 25% recycled content. 2) Carpet manufacturer's standard microbial, stain resistant/soil repellent treatment shall be factory applied. 3) The Offeror shall recycle any carpet that is removed from the building. Recycling means putting the carpet back into the product-manufacturing stream, not incineration. The Offeror shall use carpet manufacturer that increases opportunity for reuse/and or recycling to the maximum extent feasible. If carpet is leased, the supplier shall take back their products at the end of life for reuse and/or recycle. The Offeror must handle carpet per manufacturer guidelines, if carpet destined for recycling or refurbishment by the manufacturer. If the carpet is not given to the manufacturer for recycling, the carpet must enter a recovery process that is recognized by the carpet industry's Carpet America Recovery Effort organization. 4) The manufacturer warranty shall be 15 years or greater. As a condition of acceptance of the building and tenant spaces, the Offeror shall submit a written warranty executed by the carpet manufacturer and installer agreeing to repair or replace carpet that does not meet requirements or that fails in materials or workmanship within the specified warranty period. Failures include, but are not limited to, more than 10 percent loss of face fiber, edge raveling, snags, runs, and delamination. 5) All carpet products including floor covering adhesives shall comply with the requirements of the Carpet and Rug Institute Indoor Air Green Label Testing Program. 6) The Offeror shall provide a schedule acceptable to the Contracting Officer and EPA Tenant Representative for cleaning carpets to retain their maximum life.
5. *Secondary Back.* Secondary backing for Office Areas shall be a reinforced composite; free of 4 PC and chlorine based chemicals, and contain recycled content material to the maximum extent feasible. Secondary Backing for Conference Rooms shall be synthetic resin, free of 4 PC and contain recycled content material to the maximum extent feasible.
15. *Adhesive.* Install carpet with a low or no VOC adhesive on a gridded pattern or a self-adhesive backing, in accordance with CRI Green Label guidelines and as approved by the carpet manufacturer.

6.0 MECHANICAL, ELECTRICAL, PLUMBING

6.1 MECHANICAL, ELECTRICAL, PLUMBING: GENERAL-BUILDING SHELL/SYSTEMS AND COMMISSIONING

B. SYSTEMS COMMISSIONING:

1. Complete commissioning of the building spanning the entire design, construction, and occupancy of the building will be provided.
 - a. A Commissioning Authority (CA), an individual/firm that is independent from the architect, engineers, and contractors, must be engaged from design inception until one year after substantial completion.
 - b. The CA will review the construction documents at each stage of the design to ensure that they implement the requirements of this document. The CA will ensure that commissioning requirements are integrated into the construction documents.
2. The CA will review the construction process to ensure compliance with the intent of this document and the construction documents.
3. The CA will prepare a recommissioning manual for the building to deliver to the owner at the end of the warranty period.
4. The CA will visit the site prior to the end of the warranty period, interview facility staff, and review the maintenance and operation of building systems to identify any problems or concerns with the operation of the building. The CA will verify that any problems covered by warranty have been properly addressed by the contractor prior to the end of the warranty period.
5. The CA reports shall be provided to the Government at the same time as provided to the Lessor.

6.2 ENERGY COST SAVINGS

- A. For new facilities, energy efficiency level of performance shall at a minimum rate 30% better than ASHRAE/IESNA Standard 90.1 -1999 for this type of facility. The energy efficiency shall be measured through Energy Plus modeling with assumptions and data inputs that will provide concurrent analysis and modeling of building energy loads, systems, equipment plant and costs, done in 15 minute intervals. The model shall be supplied by the Offeror to the Government at design development delivery in an electronic format for independent verification.
- B. The successful Offeror shall provide a plan to the Contracting Officer showing how it will achieve the Energy Star label and a description of the procedures to maintain the rating including life cycle cost effective measures to reduce energy consumption per gross square foot of the leased space.
- C. The Offeror may obtain a list of energy service companies qualified under the Energy Policy Act to perform ESPC, as well as additional information on cost-effective energy efficiency, renewables, and water conservation. For the ESPC qualified list, refer to the www.eren.doe.gov/femp web site, or call the FEMP Help Desk at 1-800-566-2877.
- D. The Offeror shall use premium motors paired with variable frequency drives for variable air volume, HVAC fans, cooling tower

fans, and circulating water pump.

6.3 DRINKING FOUNTAINS

BUILDING SHELL:

The Lessor shall provide, on each floor of office space, a minimum of one chilled drinking fountain within every 150 feet, 0 inches of travel distance. Solder and flux in joining potable water supply piping and domestic water pipe or pipe fittings shall not contribute to lead in the water supply. The Offeror shall meet or exceed standards set forth in EPA's "Lead in Drinking Water Standards for School, and Non-Residential Building," EPA publication 812-B-94-002, April 1994. At least 50% of the drinking fountains shall comply with the ADAAG standards for accessibility.

6.6 HEATING AND AIR CONDITIONING

A. BUILDING SHELL:

2. Simultaneous heating and cooling are not permitted within the same control zone.
3. Areas having excessive heat gain or heat loss, or affected by solar radiation at different times of the day, shall be independently controlled.
7. *Insulation.* All insulation shall contain recovered materials as required by EPA's CPG and related recycled content recommendations.
8. The Offeror shall provide a fully functional and integrated building automation system and energy management control system (EMCS) to control, regulate and monitor all facility environmental (HVAC, plumbing, lighting and power), transportation (elevators and escalators), fire (alarm and equipment overrides) and security (exterior and public spaces) systems. Provide the Government over the life of the lease a "read only" access into a computer-based graphical user interface for data reporting/collection and alarm/set point communication. The building automation system "read only" interface should report estimated peak KWHR demand and estimated BTU use for previous day. The Offeror shall provide to GSA quarterly energy utilization reports of the entire building or portion housing EPA. The report shall include quarterly energy bills, estimates of EPA energy use and BTU use and its share of common area energy use if a multi-tenant building.

6.7 VENTILATION

- A. During working hours in periods of heating and cooling, ventilation shall be provided in accordance with the latest edition of ANSI/ASHRAE Standard 62, *Ventilation for Acceptable Indoor Air Quality*. Ventilation shall be provided at 20 cfm per person.
- B. Air filtration shall be provided and maintained with filters having a minimum efficiency rating as determined by ANSI/ASHRAE Standard 52.2, *Method of Testing General Ventilation Air Cleaning Devices for Removal Efficiency by Particle Size*. Pre-filters shall be 30 percent to 35 percent efficient. Final filters shall be 80 percent to 85 percent efficient for particles at 3 microns.
- C. The facility shall prohibit smoking indoors and at least 50'-0" from any entrance or outside air intakes. The Offeror shall provide demand control ventilation in high occupancy locations, complete with CO2 sensors for interior and exterior measurements, integrated within the building automation system, with performance as outlined in the SAFETY AND ENVIRONMENTAL MANAGEMENT: INDOOR AIR QUALITY section.
- D. The Offeror shall provide ventilation system, with design calculations for Government review, that achieves an air-change effectiveness of E=0.9 or better (per ASHRAE ventilation standard).
- E. Air intakes for ventilation purposes shall be located away from any possible contamination by unauthorized access to cause harm to tenants or adjacent building exhausts, building relief air, plumbing vents, standing water, vehicular exhausts, or similar exhausts or discharges. Air intakes for ventilation purposes shall be located above the third floor level.

6.8 EXHAUST REQUIREMENTS

The following rooms shall be maintained under a negative pressure relative to surrounding spaces using the noted control method, fully exhausted to the outside with a minimum of 10 air changes per hour. 1) Copy rooms – using occupancy sensors for control 2) Toilet Rooms – integrated with building ventilation control 3) Break Rooms/Pantries or Kitchens – using occupancy sensors for control 4) Battery/Rectifier/UPS Rooms – using thermostats with occupancy sensor override controls 5) Generator Rooms – using thermostats with occupancy sensor override controls – 6) Janitorial Closets – integrated with building ventilation control. See attached Exhibit A, Program Of Requirements, for a list of spaces that require direct exhaust.

6.15 ADDITIONAL ELECTRICAL CONTROLS

The Offeror shall provide the Government quarterly usage reports of BTU/GSF. Provide complete energy metering to the Government, including aggregated and peak demand, through the integrated building automation system. The Offeror shall provide sub-metering of energy to the Government tenant space in multi-tenanted buildings.

6.17 LIGHTING: INTERIOR, EXTERIOR, AND PARKING

BUILDING SHELL:

1. The Lessor shall provide interior lighting, as part of the building shell cost, in accordance with the following:
 - a. The Lessor shall provide two-tube indirect pendant lighting fixtures (or building standard that meets or exceeds this standard) fluorescent lighting fixtures with low mercury energy-efficient lamps (T8 or better) and electronic ballasts for standard interior lighting. Such fixtures shall produce 50 average maintained foot-candles at working surface height throughout work spaces, 20 foot-candles in corridors, and 10 foot-candles in other non-working areas. Shall provide average lighting power density to be below 1.0 watts per square foot. Use natural spectrum compact fluorescents in place of incandescent bulbs for accent and down lighting, and use LED lamps for exit sign luminaries. General office illumination shall be maintained at 50-foot candles (fc) at the work surface from a combination of 30 fc indirect and direct ambient and tenant supplied task lighting sources using high rendering index lamps. Occupancy sensors for all illumination may be reduced in some non-task related areas to 20 fc with Government tenant review and approval.
 - b. The Lessor shall provide occupancy sensors and/or scheduling controls through the building automation system to reduce the hours that the lights are on when the space is unoccupied. Daylight dimming controls down to 10% shall be used in atriums and all perimeter spaces, in control zones of 200 sf or less, within 15 ft of windows where daylight can contribute to energy savings.
 - c. Lighting shall be controlled by occupancy sensors arranged to control open areas, individual offices, conference rooms, toilet rooms within the Government-demised area, and all other programmed spaces or rooms within the leased space. The control system shall provide an optimal mix of infrared and ultrasonic sensors suitable for the configuration and type of space. Occupancy sensors shall be located so that they have a clear view of the room or area they are monitoring. No more than 1,000 BOMA/ANSI Office Area square feet of open space shall be controlled by a single occupancy sensor. All occupancy sensors shall have manual switches to override the light control for manual-off only. The capacity of the switch levels (dual switching) from 50% to 100% of intensity shall be provided as indicated herein. Provide 3-way switching for areas with two or more entry points. Timers, dimmers or programmable lighting fixture controls shall be provided in areas where natural light is available and feasible. Control systems are to include controllers and associated devices necessary to the operation of the system. Zones adjacent to all perimeter walls with windows shall be additionally controlled by day lighting sensors coordinated with occupant sensors and connected to light dimmers. Such switches shall be located by door openings in accordance with both the ADAAG and the UFAS. If light switches are to be used instead of occupancy sensors or in combination with occupancy sensors, the Offeror shall notify the Government during the negotiation process.

Exterior parking areas, vehicle driveways, pedestrian walkways, and building perimeter shall have a minimum of 2 foot-candle of illumination and shall be designed based on Illuminating Engineering Society of North America (IESNA) standards. Exterior lighting and indoor parking shall be sufficient to accommodate security monitoring (i.e., closed circuit television camera). Indoor parking shall have a minimum of 10 foot-candles and shall be designed based on IESNA standards. The Offeror shall provide automatic turn on/off, photo-electric cell or solar sensor system for exterior lighting if used.

Fluorescent lights typically contain mercury which has adverse environmental impacts. The Offeror must provide low mercury fluorescent lights in fluorescent light fixtures in EPA space. Standard sized Low mercury fluorescent T-8 lamps, under this provision, shall contain less than 3.8 mg of Mercury (Hg) per lamp. All other fluorescent lamps should have low mercury levels. Offeror shall provide an annual report of the number and type of lamps purchased.

7.0 SERVICES, UTILITIES, MAINTENANCE

7.2 NORMAL HOURS

Services, utilities, and maintenance shall be provided daily, extending 6:00 a.m. to 6:00 p.m. except Saturdays, Sundays, and federal holidays.

7.6 ENERGY USE REPORTING

Offeror will report within 45 days of the end of any quarter, energy use by fuel type and quantity for the entire building, and if not totally occupied by the EPA, total building energy use and EPA's share of same. Data shall be sufficient to allow EPA to compute an energy intensity figure of BTU's per square foot. If the building has unusual energy features, including self generation or co-generation facilities, the Offeror and Contracting Officer shall mutually agree on an adequate energy reporting regimen. Quarters end March 31, June 30, September 30, and December 31.

Bills based on readings on or before the 15th of the month are considered to be the energy bill for the previous month, (i.e., a bill based on a March 10th reading would be considered the February bill, a bill based on a March 20th reading would be considered the March bill.)

Reports are to be sent to:

U.S. EPA

Sustainable Facilities Practices Branch

Energy Data Coordinator

1200 Pennsylvania Avenue, N.W., (3204R)

Washington, D. C. 20460

cc: Region 8 – Facilities Manager, TMS-I, and by email to EPA's energy reporting contractor at: epafacil@erg.com

The Government reserves the right to ask for copies of actual energy invoices including usage, billing and demand charge data. This data will be used as part of EPA's extensive energy use and reporting system.

7.8 BUILDING OPERATING PLAN

The Offeror shall have a building operator that shall meet the requirements of ISO 14001, an Environmental Management System certified and submit a plan for building operations. The plan should address: purchase and use of green cleaning products; environmental protections and schedules for future repairs, cyclical maintenance and construction in occupied spaces. After building occupancy the Offeror shall conduct all repairs, construction and maintenance using environmentally preferred, low VOC, non-irritating chemicals. Painting shall occur after working hours, with adequate ventilation provided and time for air out of the tenant spaces.

7.9 JANITORIAL SERVICES

B. SELECTION OF CLEANING PRODUCTS:

The Offeror shall be required to use cleaning products considered environmentally preferable by the Government in the fulfillment of regular housekeeping duties and requirements. Acceptable products are those which meet the most current edition of the Green Seal GS-37 Standard for General Purpose, Bathroom and Glass Cleaners Used for Industrial and Institutional Purposes, the Green Seal GS-34 Standard for Cleaning/Degreasing Agents, or the City of Santa Monica, California, Custodial Products Bid Specifications. Vendors with products currently meeting at least one of these standards include: The Clean Environment, Rochester Midland, Church and Dwight, Orison or equivalent. Examples of acceptable products may be found at <http://pub.fss.gsa.gov/envirom/clean-prod-catalog.html>.

C. SELECTION OF PAPER PRODUCTS:

The Offeror shall select paper and paper products (i.e., bathroom tissue and paper towels) with recycled content conforming to EPA's CPG.

7.17 INTEGRATED PEST MANAGEMENT PROGRAM

A. The lessor shall institute a comprehensive Integrated Pest Management (IPM) program for the premises listed herein. IPM is a process for achieving long-term, environmentally sound pest suppression and prevention through the use of a wide variety of technological and management practices. Control strategies in an IPM program include:

- Structural and procedural modifications to reduce food, water, harborage, and access used by pests.
- Pesticide compounds, formulations, and application methods that present the lowest potential hazard to humans and the environment.
- Non-pesticide technologies such as trapping and monitoring devices.
- Coordination among all facilities management programs that have a bearing on the pest control effort.

B. The lessor shall adequately suppress the following pests:

1. Indoor populations of rodents, insects, arachnids, and other arthropods.
2. Outdoor populations of potentially indoor-infesting species that are within the
3. property boundaries of the specified buildings. Nests of stinging insects within the property boundaries of the specified buildings.
4. Individuals of all excluded pest populations that are incidental invaders inside the specified buildings, including winged termite swarmers emerging indoor.
5. Birds, bats, snakes, and all other vertebrates other than commensal rodents.
6. Termites and other wood-destroying organisms.
7. Mosquitoes.
8. Pests that primarily feed on outdoor vegetation.

C. INITIAL BUILDING INSPECTIONS

The lessor shall complete a thorough, initial inspection of each building or site at least ten (10) working days prior to the starting date of the contract. The purpose of the initial inspections is for the lessor to evaluate the pest control needs of all locations and to identify problem areas and any equipment, structural features, or management practices that are contributing to pest infestations.

D. PEST CONTROL PLAN

The lessor shall submit to the COR a Pest Control Plan at least thirty (30) working days prior to the starting date of the contract. Upon receipt of the Pest Control Plan, the CO will render a decision regarding its acceptability within fourteen (14) working days. If aspects of the Pest Control Plan are incomplete or disapproved, the lessor shall have five (5) working days to submit revisions. The lessor shall be on-site to perform the initial service visit for each building within the first five (5) working days of the contract.

The Pest Control Plan shall consist of five parts as follows:

1. Proposed Materials and Equipment for Service: The Contractor shall provide current labels

and Material Safety Data Sheets for all pesticides to be used, and brand names of pesticide application equipment, rodent bait boxes, insect and rodent trapping devices, pest monitoring devices, pest detection equipment, and any other pest control devices or equipment that may be used to provide service.

2. Proposed Methods for Monitoring and Detection: The Contractor shall describe methods and procedures to be used for Identifying sites of pest harborage and access, and for making objective assessments of pest population levels throughout the term of the contract.
3. Service Schedule for Each Building or Site: The lessor shall provide complete service schedules that include weekly or monthly frequency of pest surveillance visits, specific day(s) of the week of such visits, and approximate duration of each visit.
4. Description of any Structural or Operational Changes That Would Facilitate the PestControl Effort: The lessor shall describe site-specific solutions for observed sources of pest food, water, harborage, and access.
5. Commercial Pesticide Applicator Certificates or Licenses: The lessor shall provide photocopies of State-issued Commercial Pesticide Applicator Certificates or Licenses for every lessor or contracted employee who will be performing on-site service under this contract.

E. MANNER AND TIME TO CONDUCT SERVICE

1. Time Frame of Service Visits: The lessor shall perform routine pest control service that do not adversely affect tenant health or productivity during the regular hours of operation in buildings. When it is necessary to perform work outside of the regularly scheduled service time set forth in the Pest Control Plan, the Contractor shall notify the CO at least one (1) day in advance.
2. Safety and Health:
 - a) The lessor shall observe all safety precautions throughout the performance of this contract. All work shall be in strict accordance with all applicable Federal, state, and local safety and health requirements. Where there is a conflict between applicable regulations, the most stringent will apply.
 - b) The lessor shall assume full responsibility and liability for compliance with all applicable regulations pertaining to the health and safety of personnel during the execution of work.

7.18 RECYCLING

- A. The Offeror shall provide the Government "internal recycling" services as part of their offer in accordance with the requirements stated herein. "Internal" recycling is the collection of recyclable waste materials as part of the normal ongoing building operations of collecting wet trash and is to include the additional materials:
 1. High-grade paper (Bond paper, computer paper, color paper, bulk mail, etc.)
 2. Low-grade paper (newsprint, ground wood paper, etc.)
 3. Corrugated cardboard
 4. Glass (all kinds)
 5. Aluminum and metal
 6. Plastic (Numbers 1 & 2 only)
- B. The Offeror shall include as part of janitorial services, the removal of recyclable materials from Government tenant space at least twice per week during non-working hours, and should be able to accommodate special collection requests as needed. This will include the removal of paper products, cardboard and glass, plastic and aluminum beverage containers from locations throughout the government leased space. The Offeror shall provide adequate space in the loading dock area for collection of recyclables until such time that the recycling collection company picks it up. The recycling collection company and the collection room within the building shall meet all applicable state and local codes, registrations and permits for proper collection and dispensation of recycled materials. The Offeror shall track the amount of materials recycled (by weight) and report those numbers to GSA on a quarterly basis (See attachment 2). If EPA is the sole participant of the recycling program, proceeds from the sale of recyclable materials generated shall be reimbursed to GSA. If multiple tenants participate in the recycling program, the proceeds from the sale of recyclable materials shall be divided/allocated among the participating tenants based on a leased space and EPA shall receive its equitable share. GSA will have the on-going right to audit the Offeror's recycling process or purchases.

8.0 SAFETY AND ENVIRONMENTAL MANAGEMENT

8.5 INDOOR AIR QUALITY

- A. The Lessor shall control contaminants at the source and/or operate the space in such a manner that the GSA indicator levels for carbon monoxide (CO), carbon dioxide (CO₂), and formaldehyde (HCHO) are not exceeded. The indicator levels for office areas shall be: CO - 9 ppm time-weighted average (TWA - 8-hour sample); CO₂ - 1,000 ppm (TWA); HCHO - 0.1 ppm (TWA). The lessor shall provide demand control ventilation integrated with the facility automation system, complete with CO₂ sensors in return air paths in areas of high occupancy (such as large conference rooms) and in the most remote ventilation zones, to regulate outside air ventilation such that, in office facilities, occupied space CO₂ is maintained to no more than 530 ppm above outside air

conditions. The Offeror shall provide CO and pressure differential monitoring tied to alarm the BAS for all spaces adjacent (above, below or to the side of) to automobile, truck or other source of combustion byproducts idling or parking spaces.

- B. The Lessor shall make a reasonable attempt to apply insecticides, paints, glues, adhesives, and HVAC system cleaning compounds with highly volatile or irritating organic compounds, outside of working hours. The Lessor shall provide at least 72 hours advance notice to the Government before applying noxious chemicals in occupied spaces and shall adequately ventilate those spaces during and after application.
- C. The Government reserves the right to conduct independent IAQ assessments and detailed studies in space that it occupies, as well as in space serving the Government-demised area (e.g., common use areas, mechanical rooms, HVAC systems, etc.). The Lessor shall assist the Government in its assessments and detailed studies by 1) making available information on building operations and Lessor activities; 2) providing access to space for assessment and testing, if required; and 3) implementing corrective measures required by the Contracting Officer.
- D. The Lessor shall provide to the Government material safety data sheets (MSDS) upon request for the following products prior to their use during the term of the lease: adhesives, caulking, sealants, insulating materials, fireproofing or fire stopping materials, paints, carpets, floor and wall patching or leveling materials, lubricants, clear finish for wood surfaces, janitorial cleaning products, pesticides, rodenticides, and herbicides. The Government reserves the right to review such products used by the Lessor within 1) the Government-demised area; 2) common building areas; 3) ventilation systems and zones serving the leased space; and 4) the area above suspended ceilings and engineering space in the same ventilation zone as the leased space.

8.8 RADON IN AIR

A. The radon concentration in the air of space leased to the Government shall be less than EPA's action concentration for homes of 4 Pico Curies per liter (pCi/L), herein called "EPA's action concentration."

B. INITIAL TESTING:

- 1. The Lessor shall 1) test for radon that portion of space planned for occupancy by the Government in ground contact or closest to the ground up to and including the second floor above grade (space on the third or higher floor above grade need not be measured); 2) report the results to the Contracting Officer upon award; and 3) promptly carry out a corrective action program for any radon concentration which equals or exceeds the EPA action level.
- 2. *Testing sequence.* The Lessor shall measure radon by the standard test in subparagraph D.1, completing the test not later than 150 days after award, unless the Contracting Officer decides that there is not enough time to complete the test before Government occupancy, in which case the Lessor shall perform the short test in subparagraph D.2.
- 3. If the space offered for lease to the Government is in a building under construction or proposed for construction, the Lessor shall, if possible, perform the standard test during build out before Government occupancy of the space. If the Contracting Officer decides that it is not possible to complete the standard test before occupancy, the Lessor shall complete the short test before occupancy and the standard test not later than 150 days after occupancy.

C. CORRECTIVE ACTION PROGRAM:

1. *Program Initiation and Procedures.*

- a. If either the Government or the Lessor detect radon at or above the EPA action level at any time before Government occupancy, the Lessor shall carry out a corrective action program which reduces the concentration to below the EPA action level before Government occupancy.
 - b. If either the Government or the Lessor detect a radon concentration at or above the EPA action level at any time after Government occupancy, the Lessor shall promptly carry out a corrective action program which reduces the concentration to below the EPA action level.
 - c. If either the Government or the Lessor detect a radon concentration at or above the EPA residential occupancy concentration of 200 pCi/L at any time after Government occupancy, the Lessor shall promptly restrict the use of the affected area and shall provide comparable temporary space for the tenants, as agreed to by the Government, until the Lessor carries out a prompt corrective action program which reduces the concentration to below the EPA action level and certifies the space for preoccupancy.
- 2. The Lessor shall perform the standard test in subparagraph D.1 to assess the effectiveness of a corrective action program. The Lessor may also perform the short test in subparagraph D.2 to determine whether the space may be occupied but shall begin the standard test concurrently with the short test.
 - 3. All measures to accommodate delay of occupancy, corrective action, tenant relocation, tenant preoccupancy, or follow-up measurement, shall be provided by the Lessor at no additional cost to the Government.
 - 4. If the Lessor fails to exercise due diligence, or is otherwise unable to reduce the radon concentration promptly to below the EPA action level, the Government may implement a corrective action program and deduct its costs from the rent.

D. TESTING PROCEDURES:

1. *Standard Test.* Place alpha track detectors or electret ion chambers throughout the required area for 91 or more days so that each covers no more than 2,000 BOMA/ANSI Office Area square feet. Use only devices listed in the EPA Radon Measurement Proficiency Program (RMP) application device checklists. Use a laboratory rated proficient in the EPA RMP to analyze the devices. Submit the results and supporting data (sample location, device type, duration, radon measurements, laboratory proficiency certification number, and the signature of a responsible laboratory official) within 30 days after the measurement.
2. *Short Test.* Place alpha track detectors for at least 14 days, or electret ion chambers or charcoal canisters for 2 days to 3 days, throughout the required area so that each covers no more than 2,000 BOMA/ANSI Office Area square feet, starting not later than 7 days after award. Use only devices listed in the EPA RMP application device checklists. Use a laboratory rated proficient in the EPA RMP to analyze the devices. Submit the results and supporting data within 30 days after the measurement. In addition, complete the standard test not later than 150 days after Government occupancy.

8.9 RADON IN WATER

- A. The Lessor shall demonstrate that water provided in the leased space is in compliance with EPA requirements and shall submit certification to the Contracting Officer prior to the Government occupying the space.
- B. If the EPA action level is reached or exceeded, the Lessor shall institute appropriate abatement methods which reduce the radon levels to below this action level.

8.10 HAZARDOUS MATERIALS

The leased space shall be free of hazardous materials according to applicable federal, state, and local environmental regulations.

8.11 LEAD IN DRINKING WATER

Testing for lead in drinking waters shall be done in accordance with the provisions of the Safe Water Act Amendments of 1986. The drinking water from drinking fountains within the facility shall be tested in accordance with EPA guidelines to assure that the levels of lead and copper do not exceed the permissible levels established by EPA. The protocol for sampling and testing are provided in EPA publication: Lead in Drinking Water, EPA 570/9-89-001, January 1989, and guidelines provide in EPA CD-Rom entitled: SHEMD Disk#1, Release 6, September 1997 should be followed in conducting testing. The Offeror prior to occupancy should conduct the testing and thereafter annually utilizing qualified personnel for sampling and a SDWA certified laboratory to perform the testing and evaluation.

8.12 LEAD IN PAINT

Paint containing more than 0.06% lead shall not be used on this project.

8.13 FLUORESCENT LAMP DISPOSAL

Fluorescent lights typically contain mercury which has adverse environmental impacts.

1. The Offeror shall store, transport and recycle all fluorescent lamps under the requirements of RCRA Universal Waste (40 CFR Part 273) rules and the applicable state and local laws and regulations. (For RCRA Universal Waste information see, www.epa.gov/epaoswer/hazwaste/id/univwast/where.htm)
2. The Offeror shall send all used lamps to a lamp recycler who is authorized, certified, or licensed under applicable state or municipal law. The Offeror shall provide to the contracting officer or his designee with the name of the firm providing fluorescent lamp recycling services. Offeror shall provide an annual report of the total number of lamps sent to the recycler. Ordinary business records, such as invoices, may be used to satisfy this requirement.

10.0 SPECIAL REQUIREMENTS

10.1 POST OCCUPANCY

The Offeror, it's design team, and contractor and sub-contractors shall provide all necessary documentation to GSA and EPA in the development of a "Green Report" for the leased facility, documenting the sustainable features and benefits of the building, during its planning, design, construction and future operation. The "Green Report" will include discussion of:

1. The design approach used by the architects and engineers regarding all sustainable features of the building shell, mechanical and electrical systems, and site design (e.g., low impact development, natural landscaping, water conservation, solar applications and environmentally preferable products.)
2. Energy efficiencies obtained because of the design approach, including energy use calculations and projections,
3. Extent of all recycled content products and environmentally preferable products in the design, including materials noted in the Comprehensive Procurement Guidelines, used in the project providing the quantity of recycled content, manufacturers, and price differentials, if any,
4. Indoor air quality features, documenting standards met as set forth in Appendix B.1.2.3 of the EPA Facilities Manual,
5. Construction approaches and activities that reflect resource conservation, including construction recycling documenting approach, quantities recycled and impacts to cost and landfill, if any, and
6. The Offeror is not required to write the "Green Report," but is required to provide GSA and EPA access and information from its design, construction and facility management team and provide fact sheets on the sustainable features of the project at the end of each phase of the work (Concept Planning, Design Development, Construction, and Initial Occupancy.)

