NC 1.01 is added to the Lease, Section 2 General terms, Conditions, and Standards.

NC 1.01 ~~RELOCATION ASSISTANCE ACT (FEB 2026)~~ – INTENTIONALLY DELETED

NC 1.02, 1.03, 1.04, 1.05, and 1.06 are added to the Lease, Section 3 Construction standards and shell components.

NC 1.02 LABOR STANDARDS (VA FEB 2026)

If the Lessor proposes to satisfy the requirements of this Lease through the construction of a new Building or the complete rehabilitation or reconstruction of an existing Building, and the Government will be the sole or predominant tenant such that any other use of the Building will be functionally or quantitatively incidental to the Government's use and occupancy, the following FAR clauses must apply to all work (including shell and TIs) performed prior to the Government's acceptance of space as substantially complete. Full text versions of these clauses are available upon request from the LCO. Full text versions are also available at HTTPS://WWW.ACQUISITION.GOV/?Q=BROWSEFAR.

52.222-4	Contract Work Hours and Safety Standards Act—Overtime Compensation
52.222-5	Construction Wage Rate Requirements - Secondary Site of the Work
52.222-6	Construction Wage Rate Requirements
52.222-7	Withholding of Funds
52.222-8	Payrolls and Basic Records
52.222-10	Compliance with Copeland Act Requirements
52.222-11	Subcontracts (Labor Standards)
52.222-12	Contract Termination–Debarment
52.222-13	Compliance with Construction Wage Rate Requirements and Related Regulations
52.222-14	Disputes Concerning Labor Standards
52.222-15	Certification of Eligibility.
52.222-62	Paid Sick Leave Under Executive Order 13706.
VAAR 852.236-85	Supplementary Labor Standards Provisions.

NC 1.03 SECURITY FOR NEW CONSTRUCTION (FEB 2026)

A. Design-Basis Threat. The Design-Basis Threat (DBT) is the profile and estimate of the threats to a Government facility across a range of specific undesirable events and serves as the basis for determining appropriate security standards. The Lessor's technical consultant(s) must work in conjunction with the Government, including the Federal Protective Service (FPS), to apply the DBT to the post-award risk assessment. The risk assessment identifies recommended countermeasures and security design features that achieve the minimum baseline level of protection for a particular facility. The baseline level of protection may be further customized to address facility-specific conditions. The Lessor is responsible for providing countermeasure provisions outlined in the attached FSL document, as well as for additional items identified during the post-award risk assessment. Any additional countermeasures identified during this assessment must be priced as BSAC.

B. Prior to occupancy, the Lessor must provide a written certification from a licensed professional engineer with formal training in structural dynamics and experience with accepted blast resistant design, verifying that the Building conforms to a minimum of:

1. Window glazing, with a performance condition appropriate to the identified Facility Security Level.

2. Setback distance, measured from the face of the Building's exterior to the protected/defended perimeter (i.e., any potential point of explosion). This means the distance from the Building to the curb or other boundary protected by bollards, planters or other street furniture. Such potential points of explosion may be, but are not limited to, such areas that could be accessible by any motorized vehicle (i.e., street, alley, sidewalk, driveway, parking lot).

3. Lobbies, mailrooms, and loading docks must not share a return-air system with the remaining areas of the Building. The Lessor must provide lobby, mailroom, and loading dock ventilation systems outside air intakes and exhausts with low leakage, fast acting, isolation dampers that can be closed to isolate their systems. Dedicated HVAC must be required for mailrooms only when the Government specifically requires a centrally operated mailroom. On Buildings of more than four stories, air intakes must be located on the fourth floor or higher. On Buildings of three stories or less, air intakes must be located on the roof or as high as practical. Locating intakes high on a wall is preferred over a roof location.

4. Blast Resistance Requirements.

   a. Façade and Structure. Lessor must use construction materials which have inherent ductility and which are able to respond to load reversals (e.g. cast in place reinforced concrete column construction).

   b. Progressive Collapse. Lessor must use construction materials which have inherent ductility and which are able to respond to load reversals (e.g. cast in place reinforced concrete and steel construction).

   c. Under Building Parking. Lessor must use construction materials which have inherent ductility and which are able to respond to load reversals (e.g. cast in place reinforced concrete and steel construction).

NC 1.04 ~~SEISMIC SAFETY FOR NEW CONSTRUCTION (OCT 2020)~~ – INTENTIONALLY DELETED

NC 1.05 FIRE PROTECTION FOR NEW CONSTRUCTION (FEB 2026)

A. The new Building must be protected throughout by an automatic fire sprinkler system designed in accordance with the National Fire Protection Association (NFPA) 13, *Installation of Sprinkler Systems* (current as of the Lease Award Date).

B. When an electric fire pump is provided to support the design of the fire sprinkler system, a secondary power source must be provided to the fire pump by a standby emergency generator or another means acceptable to the Government.

C. The fire alarm system installed must be an emergency voice/alarm communication system when any one of the following conditions exist:

1. The Building is 2 or more stories in height above the level of exit discharge.
2. The total calculated occupant load of the Building is 300 or more occupants.
3. The Building is subject to 100 or more occupants above or below the level of exit discharge.

The emergency voice/alarm communication system must be designed and installed to meet the requirements of NFPA 72 (current as of the Lease Award Date).

NC 1.06 HIGH-PERFORMANCE BUILDING RATING CERTIFICATION FOR NEW CONSTRUCTION (FEB 2026)

A. Within 12 months of occupancy, the Lessor must obtain certification at the Two Green Globes level from the Green Building Initiative's (GBI) Green Globes® NC program. For requirements to achieve the Two Green Globes certification, Lessor must refer to the latest version at the time of submittal of the Green Globes® NC Technical Reference Manual (at HTTP://WWW.THEGBI.ORG/). At completion of all documentation and receipt of final certification, the Lessor must provide the Government two electronic copies on compact disks, flash drives, or appropriate electronic media of all documentation submitted to GBI. Acceptable file format is Adobe PDF from the Green Globes® online surveys. In addition, the Lessor will provide the Government viewing access to the Green Globes® online surveys, as applicable, during design and through the term of the Lease.

B. Prior to the end of the first year of occupancy, if the Lessor fails to achieve a Two Green Globes® certification, the Government may assist the Lessor in implementing a corrective action program to achieve a Two Green Globes® certification and deduct its costs (including administrative costs) from the rent.

NC 1.07, NC 1.08, NC. 1.09 and NC 1.10 are added to the Lease, Section 4 Design, Construction, and Post award activities.

NC 1.07 NEW CONSTRUCTION: LEASE SUBMITTALS (FEB 2026)

The Lessor must submit to the LCO or designated representative or the Government's project management system:

1. High Performing Building Submittal. At completion of Green Globes® documentation and receipt of final certification, along with an electronic copy of all supporting documentation for certification.

NC 1.08 CONSTRUCTION SCHEDULE AND INITIAL CONSTRUCTION MEETING (VA FEB 2026)

The Lessor must furnish a detailed critical path method (CPM) construction schedule to the Government within **15** Working Days of issuance of the Notice to Proceed (NTP). Such schedule must also indicate the dates available for Government contractors to install telephone/data lines or equipment, if needed. The schedule must also include government furnished equipment and activation activities by the Government. Upon receiving the NTP, the Lessor must initiate a construction meeting. This meeting may be held in person or virtually, at the discretion of the Government. The Lessor will have subcontractor representatives including its architects, engineers, general contractors and subcontractors' representatives in attendance. The Lessor must keep meeting minutes of discussion topics and attendance and must distribute to all parties within **5** Working Days of the meeting. The format of the initial schedule and subsequent updates shall be directed by the LCO, or designated representative. Upon request of the LCO, the lessor must provide the source file of the CPM construction schedule.

NC 1.09 PROGRESS REPORTS (VA FEB 2026)

After award, the Lessor must submit to the LCO, or designated representative, written monthly progress reports. Each report must include an updated/progressed schedule; information as to the percentage of the work completed by phase and trade; along with labeled photographs, a statement as to expected completion and occupancy dates; changes introduced into the work; and general remarks on such items as material shortages, strikes, weather, etc., that may affect timely completion. In addition, at the Government's discretion, the Lessor must conduct meetings every two weeks to brief Government personnel and/or contractors regarding the progress of design and construction of the Space. These meetings may be held in person or virtually, at the discretion of the Government. The Lessor is responsible for taking and distributing minutes of these meetings. The format of the progress reports and monthly CPM construction schedule updates shall be directed by the LCO, or designated representative. Upon request of the LCO, the lessor must provide the source file of the CPM construction schedule.

NC 1.10 CONSTRUCTION INSPECTIONS (FEB 2026)

A. The LCO or the LCO's designated technical representative may periodically inspect construction work to review compliance with Lease requirements and approved DIDs, if applicable.

B. Periodic reviews, witnessing of tests, and inspections by the Government must not constitute approval of the Lessor's apparent progress toward meeting the Government's objectives but are intended to discover any information which the LCO may be able to call to the Lessor's attention

to prevent costly misdirection of effort. The Lessor must remain responsible for designing, constructing, operating, and maintaining the Building in full accordance with the requirements of the Lease. At the discretion of the LCO, minutes from the progress meetings may satisfy the requirement for written progress reports.

NC 1.11 is added to the Lease, Section 6 Utilities, Services, and Obligations during the lease term.

NC 1.11 NEW CONSTRUCTION: UTILITIES (FEB 2026)

A. The Building operating plan must conform with the 2021 International Energy Conservation Code (IECC) and the 2019 ASHRAE Standard 90.1. These standards specify energy conservation requirements for mechanical systems, building envelope efficiency, insulation, and lighting. More information on this Department of Energy rule can be found at: HTTPS://WWW.ENERGY.GOV/.

B. The Lessor is encouraged to purchase at least 50 percent of the Government tenant's electricity from renewable sources.

	Newly created exhibit to supplement streamlined changes to R100. Updates to change "shall" to "must."