

Instructions for Use of Green Lease Solicitation Paragraph Reference Chart

The chart is a resource tool and quick reference guide to help GSA realty professionals and support contractors understand the latest environmental and sustainable text revisions. The chart can be found at gsa.gov/leasing and PBS InSite. The chart is separated by sections consistent with the format of the SFO. Amended sections include Sections 1: Summary, 4: General Architecture, 5: Architectural Finishes, and 6: Mechanical, Electrical, and Plumbing; with the majority of paragraph additions and modifications/updates occurring in Sections 5 and 6 of the SFO. The chart contains:

1. New and modified solicitation text for all lease acquisitions, new solicitation text to be placed in any SFO for lease construction projects, and SFO text for agencies requesting use of LEED® for Commercial Interiors (LEED®-CI). (All changes are identified in green text on the Reference Chart.)
2. Text intent and required submittal protocol.
3. Resource references and links to applicable regulations and Executive orders such as:
 - a. Executive Order 13423, *Strengthening Federal Environmental, Energy and Transportation Management*.
 - b. The Energy Policy Act (EPACT 2005).
 - c. The Resource Conservation and Recovery Act (RCRA)

GREEN LEASE REFERENCE CHART (DEC 2007 REVISIONS)

REQUIREMENTS FOR ALL TENANT IMPROVEMENT SOLICITATIONS INVOLVING SIGNIFICANT ALTERATIONS OR IMPROVEMENTS AND FOR ALL MAJOR RENOVATION OR LEASE CONSTRUCTION SOLICITATIONS

TI SFO SECTION 1

2007 REVISED SFO LANGUAGE	INTENT / DRIVER / POSSIBLE SOURCES (List is Not All Inclusive.)	RECOMMENDED SUBMITTALS
<p>1.4 LOCATION: CITY CENTER (DEC 2007) [Modified subparagraph C, added subparagraphs D and E]</p> <p>C. LOCATION AMENITIES: A variety of inexpensive and moderately priced fast food or eat-in restaurants shall be located within [2640 walkable feet (1/2 mile)]. Other employee services, such as retail shops, cleaners, banks, etc., shall be located within [2640 walkable feet (1/2 mile)].</p> <p>D. PUBLIC TRANSPORTATION: The building shall be located within [2640 walkable feet (1/2 mile)] of a commuter rail, light rail, or subway station or [1320 walkable feet (1/4 mile)] of two or more public or campus bus lines usable by tenant occupants.</p> <p>E. SUBMITTAL REQUIREMENT: The Offeror shall provide to the Contracting Officer a map showing public transport and distance marked to the site with the initial offer to the Government.</p>	<p>Intent: Encourage use of public transportation and van pools to avoid pollution from personal automobile use. EO13150, EO13423, SAFETEA-LU</p> <p>Sources: EPA Office of Transportation and Air Quality Reference - Information www.epa.gov/otaq Benefits of Using Alternative Transportation Cost Calculator metrocommuterservices.org/cost.htm Best Workplaces for Commuters www.commuterchoice.gov</p>	<p>Provide to the Contracting Officer a map showing public transport and distance marked to the site with the initial offer to the Government.</p>
<p>1.5 LOCATION: OUTSIDE CITY CENTER (DEC 2007) [Modified Paragraph]</p> <p>C. LOCATION AMENITIES: Adequate eating facilities shall be located within [2640 walkable feet (1/2 mile)]. The government encourages pedestrian access from the building location to at least 10 of the following basic services: 1) bank; 2) place of worship; 3) convenience grocery; 4) day care; 5) cleaners; 6) fire station; 7) hair care; 8) hardware; 9) laundry; 10) library; 11) medical or dental; 12) senior care facility; 13) park; 14) pharmacy; 15) post office; 16) school; 17) supermarket; 18) commercial office; 19) community center; 20) restaurant; and other recognized services when supported by the market.</p> <p>D. SUBMITTAL REQUIREMENT: The Offeror shall provide a map showing amenities and distance marked to the site with the initial offer to the Government.</p>	<p>Intent: Channel development to urban areas with existing infrastructure in order to protect greenfields and preserve habitat and natural resources. EO13423, EO12072</p> <p>Sources: EPA Office of Transportation and Air Quality Reference - Information www.epa.gov/otaq</p>	<p>Provide to the Contracting Officer a map showing amenities and distance marked to the site with the initial offer to the Government.</p>

TI SFO SECTION 4

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<p>4.2 CONSTRUCTION WASTE MANAGEMENT (DEC 2007) [Added subparagraph A, modified subparagraphs C and G]</p> <p>A. Recycling construction waste is mandatory for initial space alterations for tenant improvements and subsequent alterations under the lease.</p> <p>C. <u>SUBMITTAL REQUIREMENT:</u></p> <p>Prior to construction commencement, the Offeror shall submit to the Government a proposed plan following industry standards to recycle construction waste. The construction waste management plan shall quantify material diversion goals and maximize the materials to be recycled and/or salvaged (at least 50 percent) of construction, demolition, and packaging debris. 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, upon written request of the Lessor and approval of the Contracting Officer, may permit alternative means of disposal.</p> <p>G. Construction materials recycling records shall be maintained by the Lessor and shall be accessible to the Contracting Officer. Records shall include materials recycled or landfilled, quantity, date, and identification of hazardous wastes.</p>	<p><u>Intent:</u></p> <p>Divers construction, demolition, and packaging debris from landfill disposal. Redirect recyclable recovered resources back to the manufacturing process. Redirect reusable materials to appropriate sites.</p> <p>EO13423, RCRA</p> <p><u>Sources:</u></p> <p>Construction Waste Management Sample Specifications:</p> <p>EPA www.epa.gov/tbp/new-bldg/environmentals/01690.htm</p> <p>California Integrated Waste Management Board www.ciwmmb.ca.gov/ConDemo/Specs</p> <p>Triangle J Council of government website ftp://ftp.ticog.org/pub/ticog/regplan/solidwst/wastspec.pdf</p> <p>Construction Materials Recycling Association (CMRA) <u>CMRA Master Specifications</u> www.ciwmmb.ca.gov/ConDemo/Specs/CMRA.htm</p>	<p>Provide to the Contracting Officer a copy of the construction waste management services proposal for materials listed in SFO before initiation of construction. Proposal will reflect integration with the construction schedule, methods of materials collection and services provided. During construction, maintain a complete set of recycling records and provide a summary update to GSA at construction meetings. Records shall include type of material recycled or land filled, quantity, date and identification of hazardous waste. After completion of construction, submit complete set of recycling records to the Contracting Officer.</p>

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<p>4.4 INDOOR AIR QUALITY DURING CONSTRUCTION (DEC 2007) [Modified subparagraphs A and F, added subparagraphs G, H, I and J]</p> <p>A. The Lessor shall provide to the Government material safety data sheets (MSDS) or other appropriate documents upon request for the following products including but not limited to prior to their installation or use: adhesives, caulking, sealants, insulating materials, fireproofing or fire stopping materials, paints, carpets, floor and wall patching or leveling materials, lubricants, clear finishes for wood surfaces, janitorial cleaning product and pest control products.</p> <p>F. FLUSH-OUT PROCEDURE:</p> <ol style="list-style-type: none"> 1. A final flush-out period of 72 hours minimum shall be provided after installation of all interior finishes and before the tenant agency's occupancy of the space. The Lessor shall ventilate 24 hours a day, with new filtration media at 100% outdoor air (or maximum outdoor air while achieving a relative humidity not greater than 60%). 2. After the 3 day period, the space may be occupied, however, the flush-out must continue for 30 days using the maximum percentage of outdoor air consistent with achieving thermal comfort and humidity control. 3. Any deviation from this ventilation plan must be approved by the Contracting Officer. <p>G. The Lessor is required to provide regularly occupied areas of the tenant space with new air filtration media prior to occupancy that provides a Minimum Efficiency Reporting Value (MERV) of 13 or better.</p> <p>H. During construction meet or exceed the recommended design approaches of the Sheet Metal and Air Conditioning National Contractors Association (SMACNA) <i>IAQ Guideline for Occupied Buildings Under Construction, 1995, Chapter 3.</i></p> <p>I. Protect stored on-site and installed absorptive materials from dust, dirt and moisture damage.</p> <p>J. If air handlers are used during construction, provide filtration media with a Minimum Efficiency Reporting Value (MERV) of 8 at each return air grill, as determined by ASHRAE (American Society of Heating, Refrigeration and Air-Conditioning Engineers) 52.2-1999.</p>	<p>Intent: Reduce indoor air quality problems resulting from the construction /renovation process in order to help sustain the comfort and well-being of construction workers and long term building occupants and workers.</p> <p>EO13423</p> <p>Sources: EPA Guidance on Indoor Air Quality in Large Buildings www.epa.gov/iaq/largebldgs Sheet Metal and Air Conditioning Contractors' National Association (guideline available for purchase) www.smacna.org</p>	<p>In the project construction schedule include the prescribed flush out period prior to beneficial occupancy. Provide to the Contracting Officer prior to start of construction. Submit a statement signed by building manager how the HVAC system will achieve the desired ventilation of the space during the flush out.</p>

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<p>4. 11 EXITS AND ACCESS (DEC 2007) [Added subparagraph B]</p> <p>B. The Lessor shall provide permanent entryway systems (such as grilles or grates) to control dirt and particulates from entering the building at all primary exterior entryways.</p>	<p><u>Intent:</u> Minimize exposure of building occupants to potentially hazardous particulates and chemical pollutants.</p> <p>Should the building not be able to provide, an acceptable alternative would be roll-out mats at least 6' long if maintained on a weekly basis by a contracted service organization.</p> <p>EO13423</p> <p><u>Sources:</u> Architectural Entry Example www.wbdg.org/design/sustainableom.php IAQ Reference Information EPA Indoor Air Quality www.epa.gov/iaq</p>	<p>None required.</p>

TI SFO SECTION 5

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<p>5.2 ENVIRONMENTALLY PREFERABLE BUILDING PRODUCTS AND MATERIALS (DEC 2007) [Modified subparagraphs A, B, and C]</p> <p>A. The Lessor shall use environmentally preferable products and materials. The Lessor is encouraged to consider the life cycle analysis of the product in addition to the initial cost.</p> <p>B. Refer to EPA's environmentally preferable purchasing web site, www.epa.gov/epp, and USDA BioPreferred products web site www.biobased.oce.usda.gov/fb4p/. In general, environmentally preferable products and materials do one or more of the following:</p> <ol style="list-style-type: none"> 1. Contain recycled material, are biobased, rapidly renewable (10-year or shorter growth cycle), or have other positive environmental attributes; 2. Minimize the consumption of resources, energy, and water; 3. Prevent the creation of solid waste, air pollution, or water pollution; or 4. Promote the use of nontoxic substances and avoid toxic materials or processes. <p>C. The Lessor is encouraged to use products that are extracted and manufactured regionally.</p>	<p><u>Intent:</u></p> <p>Reduce overall environmental impact by assessing and giving preference to environmentally preferable products. Reduce the use and depletion of finite raw materials and long cycle renewable materials by replacing with rapidly renewable materials. Support the regional economy and reduce environmental impacts from transportation by using building materials and products that are extracted and manufactured within the region.</p> <p>EO13423, RCRA, FAR</p> <p><u>Sources:</u></p> <p>EPA Environmentally Preferable Purchasing www.epa.gov/epp</p> <p>EPP Final Guidance Brochure www.epa.gov/epp/pubs/eppbro.htm</p> <p>USDA BioPreferred Products www.biobased.oce.usda.gov/fb4p/</p>	<p>Submit finish schedule to Contracting Officer for review and approval products with environmentally preferable features prior to completion of DID. If finish schedule does not provide complete information, provide additional cut sheets highlighting environmentally preferable features.</p>

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<p>5.4 LAYOUT, FINISHES, AND COLORBOARDS (DEC 2007) [Modified subparagraph B]</p> <p>B. The Lessor shall consult with the Contracting Officer prior to developing a minimum of ___ color boards to include coordinated samples of finishes for all interior elements such as paint, wall coverings, base coving, carpet, window treatments, laminates, and flooring. All samples provided shall be in compliance with specifications set forth elsewhere in this SFO. Provide the required color boards within ___ working days of the request for such by the Contracting Officer. The color boards shall be approved by GSA prior to installation. Upon review with the Tenant Agency(ies), the Contracting Officer must select ONE color board within ___ working days and unless otherwise specified prior to lease award, the Offeror may assume that ONE color board will be accepted for all finishes in the entire space under lease. The Lessor may not make any substitutions after the color board is selected.</p>	<p><u>Intent:</u> Choose products which minimize environmental and health impacts of the manufacture, maintenance, installed exposure and disposal of product. Avoid the use of vinyl materials. EO13423</p> <p><u>Flooring Sources:</u> (list is not all inclusive) Quickly find options and manufacturers (not all green) www.floorfacts.com Amico Stratica www.stratica.com/us/stratica.asp Nora Rubber www.norarubber.com</p> <p><u>Linoleum:</u> Forbo www.forbolinoleumna.com/framework/DesktopDefault.aspx?file=1</p> <p><u>Armstrong</u> www.armstrong.com/commflooringna/product_details.jsp?item_id=355</p> <p><u>Tarkett</u> www.tarkett.com</p> <p><u>Linsom</u> www.domco.com</p> <p><u>Cork:</u> Expanko www.expanko.com Wicanders www.wicanders.com</p>	<p>Submit finish schedule to Contracting Officer for review and approval products with environmentally preferable features prior to completion of DID. If finish schedule does not provide complete information, provide additional cut sheets highlighting environmentally preferable features.</p>
<p>5.5 WOOD PRODUCTS (April 2007) [Modified subparagraph A]</p> <p>A. For all new installations of wood products, the Lessor is encouraged to use independently certified forest products. For information on certification and certified wood products, refer to the Forest Certification Resource Center (www.certifiedwood.org), the Forest Stewardship Council United States (www.fscus.org), or the Sustainable Forestry Initiative (www.aboutsfi.org).</p>	<p><u>Intent:</u> To recognize other forest certification systems used in the U.S.</p>	<p>None required.</p>

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<p>5.7 INSULATION: THERMAL, ACOUSTIC, AND HVAC (DEC 2007) [Added subparagraph E] E. All insulation shall be low emitting with not greater than .05 ppm formaldehyde emissions.</p>	<p>Intent: Choose products which minimize environmental and health impacts of the manufacture, maintenance, installed exposure and disposal of product. EO13423</p> <p>Sources: <u>Formaldehyde Free or Low Formaldehyde Insulation Products</u> (list is not all inclusive)</p> <p>Greenguard – list of certified low or formaldehyde free products (login required) www.greenguard.org</p> <p>Manufacturers: Johns Manville www.jm.com/insulation/building_insulation/4465.htm Certainteed www.certainteed.com/NR/rdonlyres/70C47EEE-054C-4C5E-9AA3-2AEA49371042/0/3029083.pdf Owens Corning www.owenscorning.com/quickfind/index.asp Bonded Logic www.bondedlogic.com Biobased Insulation www.biobased.net</p>	<p>Submit to Contracting Officer for review and approval MSDS sheets of compliant products prior to completion of DID. Highlight information pertaining to formaldehyde content.</p>

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<p>5.9 WALL FINISHES (DEC 2007) [Modified subparagraphs A and B]</p> <p>A. BUILDING SHELL:</p> <ol style="list-style-type: none"> 1. <u>Physical Requirements:</u> <ol style="list-style-type: none"> a. Prior to occupancy, all restrooms within the building common areas of Government-occupied floors shall have 1) ceramic tile in splash areas and 2) semigloss paint on remaining wall areas or other finish approved by the Contracting Officer. b. Prior to occupancy, all elevator areas that access the Government-demised area and hallways accessing the Government-demised area shall be covered with wall coverings not less than 20 ounces per square yard, high- performance paint or an equivalent. 2. <u>Replacement.</u> The Lessor must maintain all wall coverings, high-performance coatings, and paints in "like new" condition for the life of the lease. The Lessor, at its expense, must replace or repair paints, high-performance coatings, or wall coverings any time during the Government's occupancy if they are torn, peeling, permanently stained, marked, or damaged from impact. Repair or replace the ceramic tile in the restrooms if it is loose, chipped, broken, or permanently discolored. All repair and replacement work must occur after working hours. <p>B. TENANT IMPROVEMENT INFORMATION:</p> <p>In the event the Government chooses to install a wall covering as part of the Tenant Improvement Allowance, the minimum standard is vinyl-free, chlorine-free, plasticizer-free wall covering with recycled content or biobased commercial wall covering weighing not less than 13 ounces per square yard or equivalent. In the event the Government chooses to install a high-performance paint coating, it shall comply with the VOC (Volatile Organic Compound) limits of Green Seal Standard GS-11.</p>	<p><u>Intent:</u> Choose products which minimize environmental and health impacts of the manufacture, maintenance, installed exposure and disposal of product. Avoid the use of vinyl materials. EO13423</p> <p><u>Sources:</u> <u>Greenseal Certified Paints</u> www.greenseal.org/findaproduct/index.cfm#paints</p> <p><u>High performance Coatings:</u> <u>Duroplex</u> www.ttiarchinc.com/products.htm <u>Scuff master</u> www.scuffmaster.com/paints.html</p> <p><u>Wall coverings:</u> <u>Xorel</u> www.xorel.com/home.htm <u>Duraprene Wallcovering-Designtex</u> www.dtex.com/ <u>Innovriments</u> www.innovationsusa.com</p>	<p>Submit finish schedule to Contracting Officer for review and approval products with environmentally preferable features prior to completion of DID. If finish schedule does not provide complete information, provide additional cut sheets highlighting environmentally preferable features.</p>

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<p>5.10 PAINTING (DEC 2007) [Modified subparagraph B.2]</p> <p>B. <u>TENANT IMPROVEMENT INFORMATION:</u></p> <p>2. The Lessor shall provide interior paints and coatings that meet the following standards for Volatile Organic Compound (VOC) off gassing.</p> <p>a. Topcoat Paints: Green Seal Standard GS-11, Paints, First Edition, May 20, 1993.</p> <p>b. All other Architectural Coatings, Primers, and Undercoats: South Coast Air Quality Management District (SCAQMD) Rule 1113, Architectural Coatings, effective January 1, 2004.</p> <p>c. Architectural paints, coatings and primers applied to interior walls and ceilings:</p> <p>i. Flats: 50 grams per litre (g/L).</p> <p>ii. Non-Flats: 150 g/L.</p> <p>d. Anti-corrosive and anti-rust paints applied to interior ferrous metal substrates: 250 g/L.</p> <p>e. Clear wood finishes:</p> <p>i. Varnish 350 g/L.</p> <p>ii. Lacquer 550 g/L.</p> <p>f. Floor coatings: 100 g/L.</p> <p>g. Sealers:</p> <p>i. Waterproofing sealers 250 g/L.</p> <p>ii. Sanding sealers 275 g/L.</p> <p>iii. All other sealers 200 g/L.</p> <p>h. Shellacs:</p> <p>i. Clear 730 g/L.</p> <p>ii. Pigmented 550 g/L.</p> <p>i. Stains: 250 g/L.</p> <p>j. Use reprocessed latex paint in accordance with EPA's CPG (Comprehensive Procurement Guidelines) on all painted surfaces where feasible. The type of paint shall be acceptable to the Contracting Officer.</p>	<p><u>Intent:</u></p> <p>Reduce the quantity of indoor air contaminants that are odorous, potentially irritating and/or harmful to the comfort and well being of installers and occupants.</p> <p>EO13423</p> <p><u>Standards:</u></p> <p>Greenseal Standard GS-11 http://www.greenseal.org/certification/standards/paints.cfm</p> <p>Greenseal Draft Standard for Recycled Content Latex Paint www.greenseal.org/certification/documents.cfm</p> <p>South Coast Air Quality Management District (SCAQMD) Rule 1113 www.arb.ca.gov/DRDB/SC/CURHTML/R1113.PDF</p> <p><u>Sources:</u></p> <p>Greenseal Certified Paints www.greenseal.org/findaproduct/index.cfm#paints</p> <p>Master Painters Institute Green Performance Standard and Approved Products List www.specifygreen.com</p>	<p>Submit to submit to Contracting Officer for review and approval all paint and coating products to be used highlighting VOC levels.</p>

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<p>5.14 DOORS: HARDWARE (DEC 2007) [Modified subparagraph B]</p> <p>B. <u>TENANT IMPROVEMENT INFORMATION:</u> Doors shall have door handles or door pulls with heavy-weight hinges. The Lessor is encouraged to avoid the use of chrome-plated hardware. All doors shall have corresponding doorstops (wall- or floor-mounted) and silencers. All door entrances leading into the Government-demised area from public corridors and exterior doors shall have automatic door closers. Doors designated by the Government shall be equipped with 5-pin, tumbler cylinder locks and strike plates. All locks shall be master keyed. Furnish at least two master keys for each lock to the Government. Any exterior entrance shall have a high security lock, with appropriate key control procedures, as determined by Government specifications. Hinge pins and hasps shall be secured against unauthorized removal by using spot welds or peened mounting bolts. The exterior side of the door shall have a lock guard or astragal to prevent jimmying of the latch hardware. Doors used for egress only shall not have any operable exterior hardware. All security-locking arrangements on doors used for egress shall comply with requirements of NFPA 101.</p>	<p><u>Intent:</u> Reduce production of chrome plated hardware which exposes manufacturing workers and residents surrounding manufacture to hexavalent chromium; a toxic chemical impacting the respiratory tract and is linked to cancer. EO13423</p> <p><u>Sources:</u> Specify door hardware as in US32D stainless steel or brass, bronze finishes 605, 606, 612, 613 AND designate no chrome plating 625, 626 are not acceptable hardware finishes</p>	<p>None required.</p>
<p>5.16 PARTITIONS: GENERAL (DEC 2007) [Modified subparagraph A]</p> <p>A. <u>BUILDING SHELL:</u> Partitions in public areas shall be marble, granite, hardwood, sheetrock covered with durable wall covering or high-performance coating, or equivalent pre-approved by the Contracting Officer.</p>	<p><u>Intent:</u> Choose products which minimize environmental and health impacts of the manufacture, maintenance, installed exposure and disposal of product. Avoid the use of vinyl materials. EO13423</p> <p><u>Sources:</u> Greenseal Certified Paints www.greenseal.org/findaproduct/index.cfm#paints High performance Coatings: Duroplex www.franchinc.com/products.htm Scuff master www.scuffmaster.com/paints.html Wall coverings: Xorel www.xorel.com/home.htm Duraprene Wallcovering-Designtex www.dtex.com/ Innovinments www.innovationsusa.com</p>	<p>Submit finish schedule to Contracting Officer for review and approval products with environmentally preferable features prior to completion of DID. If finish schedule does not provide complete information, provide additional cut sheets highlighting environmentally preferable features.</p>

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<p>5.20 CARPET: BROADLOOM (DEC 2007) [Modified subparagraph A]</p> <p>A. Any carpet to be newly installed pursuant to this paragraph or replaced during the life of the lease shall meet the following specifications:</p> <ol style="list-style-type: none"> 1. <i>Pile Yarn Content.</i> Pile yarn content shall be staple filament or continuous filament premium grade nylon branded by a major fiber producer (e.g., Invista, Solvita, Shaw, Honeywell). 2. <i>Environmental Requirements.</i> The Lessor shall use carpet that meets the "Green Label Plus" requirements of the Carpet and Rug Institute unless an exception is granted by the Contracting Officer. Refer to the EPA's environmentally preferable purchasing website, www.epa.gov/epp. 3. <i>Carpet Pile Construction.</i> Carpet pile shall be level loop, textured loop, level cut pile, or level cut/uncut pile. 4. <i>Pile Weight.</i> Pile weight shall be a minimum of 28 oz/ square yard for level loop or textured loop construction. Pile weight shall be a minimum weight of 30 oz/ square yard for level cut/uncut construction. 5. <i>Secondary Back.</i> The secondary back shall be made from 100% synthetic fibers for glue-down installation. 6. <i>Density.</i> The density shall be a minimum of 5,000 oz/ cubic yard. 7. <i>Pile Height.</i> The maximum pile height shall be 1/2 inch (13 mm). Exposed edges of carpet shall be fastened to floor surfaces and shall have trim along the entire length of the exposed edge. 8. <i>Static Buildup.</i> Static buildup shall be a maximum of 3.5 KV when tested in accordance with AATCC-134. 9. <i>Carpet Reclamation.</i> Where possible and required by law, dispose of any carpet replaced during the life of the lease from the site to a carpet recycling program or participate in a carpet buyback program. When carpet is replaced, submit documentation of carpet reclamation to the GSA Contracting Officer. 	<p><u>Intent:</u></p> <p>Reduce the quantity of indoor air contaminants that are odorous, potentially irritating and /or harmful to the comfort and well being of installers and occupants. Clarify the current industry standards for carpet types. Reduce carpet going to landfills (prohibited in several states).</p> <p>PET carpet is only recommended for low traffic areas.</p> <p>EO13423</p> <p><u>Sources:</u></p> <p>Carpet and Rug Institute Green Label Plus Program www.carpet-rug.com/drill_down_2.cfm?page=8&sub=3</p> <p>GreenLabel Plus Carpets: (list not all inclusive)</p> <p>Lees Carpet www.leescarpets.com/site/lee_sustain_cri.asp</p> <p>Beaulieu www.beaulieucommercial.com/crigreenlabelplus/</p> <p>Mannington www.mannington.com/</p> <p>Interface Flooring www.interfaceflooring.com/</p> <p>Bentley Prince Street www.bentleyprincestreet.com/cultures/en-us/bpc/bentleyprincestreet.htm</p>	<p>Submit finish schedule to Contracting Officer for review and approval including Green Label Plus products meeting performance measures prior to completion of DID. If finish schedule does not provide complete information, provide additional cut sheets highlighting environmentally preferable features. Include carpet reclamation plan proposal from the manufacturer.</p>

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<p>5.21 CARPET TILE (DEC 2007) [Modified subparagraph A]</p> <p>A. Any carpet to be newly installed pursuant to this paragraph shall meet the following specifications:</p> <ol style="list-style-type: none"> 1. <i>Pile Yarn Content.</i> Pile yarn content shall be staple filament or continuous filament premium branded nylon branded by a major fiber producer (e.g., Invista (formerly DuPont), Solvita (formerly Monsanto), Shaw, and Honeywell (formerly BASF)). 2. <i>Environmental Requirements.</i> The Lessor shall use carpet tiles that meet the "Green Label Plus" requirements of the Carpet and Rug Institute unless an exception is granted by the Contracting Officer. Refer to the EPA's environmentally preferable purchasing website, www.epa.gov/epp. 3. <i>Carpet Pile Construction.</i> Carpet pile shall be level loop, textured loop, level cut pile, or level cut/uncut pile. 4. <i>Pile Weight.</i> Pile weight shall be a minimum of 20 oz/square yard for level loop or textured loop construction. Pile weight shall be a minimum weight of 30 oz/yd² for level cut/uncut construction. 5. <i>Secondary Back.</i> The secondary backing shall be PVC free made from Polyurethane hardback, Thermoplastic Polyolefin Composite, Ethylene Vinyl Acetate-EVA, Polyurethane Cushion, or Olefin hardback reinforced with fiberglass. 6. <i>Total Weight.</i> Total weight shall be a minimum of 90 oz/square yard. 7. <i>Density.</i> The density shall be a minimum of 5,000 oz/cubic yard. 8. <i>Pile Height.</i> The minimum pile height shall be 1/8 inch. The combined thickness of the total product shall not exceed 1/2 inch (13 mm). 9. <i>Static Buildup.</i> Static buildup shall be a maximum of 3.5 kilovolt, when tested in accordance with AATCC 134. 10. <i>Carpet Construction.</i> Carpet construction shall be a minimum of 64 tufts per square inch. 11. <i>Carpet Reclamation.</i> Dispose of any carpet replaced during the life of the lease from the site to a carpet recycling program or participate in a carpet buyback program. When carpet is replaced, submit documentation of carpet reclamation to GSA. 	<p>Intent:</p> <p>Reduce the quantity of indoor air contaminants that are odorous, potentially irritating and /or harmful to the comfort and well being of installers and occupants. Clarify the current industry standards for carpet types. Reduce carpet going to landfills (prohibited in several states).</p> <p>EO13423</p> <p>Sources:</p> <p>Carpet and Rug Institute www.carpet-rug.com/drill_down_2.cfm?page=8&sub=3</p> <p>Green Label Plus Carpet Tile: (list not all inclusive)</p> <p>CA Flooring Coverings www.cafloorcoverings.com</p> <p>Lees Carpet www.leescarpets.com/site/lee_sustain_cri.asp</p> <p>Interface www.interfaceflooring.com/</p> <p>Shaw www.shawcontractgroup.com/html/html/home/sha_home.asp</p>	<p>Submit finish schedule to Contracting Officer for review and approval including Green Label Plus products meeting performance measures prior to completion of DID. If finish schedule does not provide complete information, provide additional cut sheets highlighting environmentally preferable features. Include carpet reclamation plan proposal from the manufacturer.</p>

TI SFO SECTION 6

2007 REVISED SFO LANGUAGE	INTENT / POSSIBLE SOURCES (List is Not All Inclusive.)	RECOMMENDED SUBMITTALS
<p>6.1 MECHANICAL, ELECTRICAL, PLUMBING: GENERAL (DEC 2007) [Added subparagraph B]</p> <p>B. <u>SYSTEMS COMMISSIONING:</u></p> <p>The Lessor shall incorporate commissioning requirements to verify that the installation and performance of energy consuming systems meet the Government's project requirements. The commissioning shall cover only work associated with tenant improvements or alterations or at a minimum: Heating, ventilating, air conditioning and refrigeration (HVAC&R) systems and associated controls, lighting controls, and domestic hot water systems.</p> <p>6.2 ENERGY COST SAVINGS (DEC 2007) [Added subparagraphs C, D and E, modified subparagraph F]</p> <p>C. Incandescent bulbs shall not be used. Where it is not feasible to eliminate incandescent bulbs, exceptions must be approved by Contracting Officer.</p> <p>D. The Offeror is encouraged to purchase at least 50% of the Government tenant's electricity from renewable sources.</p> <p>E. <u>SUBMITTAL REQUIREMENT:</u> If renewable source power is purchased, provide documentation to the Contracting Officer within 9 months of occupancy.</p> <p>F. All new construction shall achieve an ENERGY STAR score of 75 or above within 1 year after reaching 95 percent occupancy and will continue to retain the ENERGY STAR score or better (www.energystar.gov).</p>	<p><u>Intent:</u> Verify that the project's energy- related systems are installed, calibrated and perform as intended.</p> <p><u>Sources:</u> Commissioning Reference Documents FEMP Greening Federal Facilities www1.eere.energy.gov/femp/pdfs/29267-9-2.pdf FEMP Continuous Commissioning Guidebook www1.eere.energy.gov/femp/pdfs/ccg02_introduction.pdf Whole Building Design Guide www.wbdg.org/project/buildingcomm.php GSA Commissioning Guide www.wbdg.org/cdb/GSAMAN/buildingcommissioningguide.pdf Oregon Office of Energy egov.oregon.gov/ENERGY/CONS/BUS/comm/Cx_Guide.shtml Building Commissioning Association www.bcxa.org</p> <p><u>Intent:</u> Encourage the development and use of grid - source, renewable energy technologies on a net zero pollution basis. EO13423</p> <p><u>Sources:</u> Renewable Energy Certificates DOE Green Power Network www.eere.energy.gov/greenpower SmartPower www.smartpower.org/smart_power_links.htm Green E Renewable Electricity Certification Program www.green-e.org/</p>	<p>Provide commissioning plan to Contracting officer prior to completion of DID. Revise plan during the remainder of the project documentation phases. Implement plan through construction and occupancy to confirm that systems perform as designed.</p> <p>If renewable source power is purchased, provide documentation to Contracting officer within 9 months of occupancy.</p>

2007 REVISED SFO LANGUAGE	INTENT / DRIVER / POSSIBLE SOURCES (List Is Not All Inclusive.)	RECOMMENDED SUBMITTALS
<p>6.6 JANITOR CLOSETS (DEC 2007) [Added subparagraphs B and C]</p> <p>B. When not addressed by local code, provide containment drains plumbed for appropriate disposal of liquid wastes in spaces where water and chemical concentrate mixing occurs for maintenance purposes. Disposal is not permitted in restrooms.</p> <p>C. Refer to the "Indoor Air Quality for Ventilation Requirements" paragraph in the SAFETY AND ENVIRONMENTAL MANAGEMENT section of this Solicitation for Offers (SFO).</p>	<p><u>Intent:</u> Minimize exposure of building occupants to potentially hazardous particles, biological contaminants, and chemical pollutants that adversely impact air and water quality.</p> <p>EO13423</p> <p><u>Sources:</u> Control Disturbing Odors through Contaminant Isolation and Product Selection www.wbdg.org/design/eq.php</p>	<p>Submit plans demarking areas effected to Contracting Officer for review and approval prior to completion of DID.</p>
<p>6.7 HEATING AND AIR CONDITIONING (DEC 2007) [Added subparagraph A10, modified subparagraph B]</p> <p>A. <u>BUILDING SHELL:</u></p> <p>10. <i>Thermal Comfort:</i> During working hours in periods of heating and cooling, comply with ASHRAE Standard 55-2004, Thermal Comfort Conditions for Human Occupancy.</p> <p>B. <u>TENANT IMPROVEMENT INFORMATION:</u></p> <p>1. <u>Zone Control.</u> Provide individual thermostat control for office space with control areas not to exceed 1,500 ANSI/BOMA office area square feet. Interior spaces must be separately zoned. Specialty occupancies (conference rooms, kitchens, etc.) must have active controls capable of sensing space use and modulating HVAC system in response to space demand. Areas that routinely have extended hours of operation shall be environmentally controlled through dedicated heating and air conditioning equipment. Special purpose areas (such as photocopy centers, large conference rooms, computer rooms, etc.) with an internal cooling load in excess of 5 tons shall be independently controlled. Provide concealed package air conditioning equipment to meet localized spot cooling of tenant special equipment. Portable space heaters are prohibited.</p>	<p><u>Intent:</u> Provide a thermally comfortable environment that supports the productivity and well-being of tenant space occupants.</p> <p>EO13423</p> <p><u>Sources:</u> NIST Multizone Modeling Software www.brl.nist.gov/IAQanalysis</p>	<p>Submit plans demarking zoned areas effected to Contracting Officer for review and approval prior to completion of DID.</p>
<p>6.19 LIGHTING: INTERIOR AND PARKING (DEC 2007) [Modified subparagraph A.1.d]</p> <p>1. The Lessor shall provide interior lighting, as part of the building shell cost, in accordance with the following:</p> <p>d. 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. Provide daylight dimming controls in atriums and within 15 feet of windows where daylight can contribute to energy savings.</p>	<p><u>Intent:</u> Achieve increasing levels of energy conservation to reduce environmental impacts associated with excessive energy use.</p> <p>EO13423</p> <p><u>Sources:</u> Control Systems Information www.wbdg.org/design/elect/lighting.php Automatic Dimming Electronic Ballasts and Controls Lutron Grafik Eye www.lutron.com/graphics/ Wattstopper- Daylighting Dimming Control System and Occupancy Sensors www.wattstopper.com/products/ProdLinePage_Day.html</p>	<p>Submit plans demarking areas with dimming controls to Contracting Officer for review and approval prior to completion of DID.</p>

TI SFO SECTION 8

2007 REVISED SFO LANGUAGE	INTENT / POSSIBLE SOURCES (List is Not All Inclusive.)	RECOMMENDED SUBMITTALS
<p>8.8 INDOOR AIR QUALITY (DEC 2007) [Added subparagraph F]</p> <p>F. Where hazardous gasses or chemicals (any products with data in the Health and Safety section of the MSDS sheets) may be present or used, including large scale copying and printing rooms and janitor's closets, segregate areas with deck-to-deck partitions with separate outside exhausting at a rate of at least 0.5 cubic feet per minute per square foot, no air recirculation. The mechanical system must operate at a negative pressure compared with the surrounding spaces of at least an average of 5 Pa (pascal) (0.02 inches of water gauge) and with a minimum of 1 Pa (0.004 inches of water gauge) when the doors to the rooms are closed.</p>	<p><u>Intent:</u></p> <p>Minimize exposure of building occupants to potentially hazardous particles, biological contaminants, and chemical pollutants that adversely impact air and water quality.</p> <p>EO13423</p> <p><u>Sources:</u></p> <p>EPA Guidance on Indoor Air Quality in Large Buildings www.epa.gov/iaq/largebldgs</p>	<p>Submit plans demarking areas effected to Contracting Officer for review and approval prior to completion of DID. Indicate partition type and ventilation rate.</p>
<p>8.13 RECYCLING (DEC 2007) [Modified subparagraph A, added subparagraph B]</p> <p>A. Where State or local law, code, or ordinance requires recycling programs (including mercury containing lamps) for the space to be provided pursuant to this SFO, the successful Offeror shall comply with such state and/or local law, code, or ordinance in accordance with GSA Form 3517, General Clauses, 552.270-8, <i>Compliance with Applicable Law</i>. In all other cases, the successful Offeror shall establish a recycling program for (at a minimum) paper, corrugated cardboard, glass, plastics, and metals where local markets for recovered materials exist. Provide an easily accessible, appropriately sized (two square feet per 1,000 square feet of building gross floor area) area that serves the tenant space for the collection and storage of materials for recycling. Telecom rooms are not acceptable as recycling space. During the lease term, the Lessor agrees, upon request, to provide the Government with additional information concerning recycling programs maintained in the building and in the leased space.</p> <p>B. <u>SUBMITTAL REQUIREMENT:</u> The Lessor shall submit a building recycling service plan with floor plans annotating recycling area(s) as part of DIDs to be reflected on the Construction Drawing (CD) submission.</p>	<p><u>Intent:</u></p> <p>Facilitate the reduction of waste generated by building occupants that is hauled to and disposed of in landfills.</p> <p>EO13423</p> <p><u>Sources:</u></p> <p>Recycling References</p> <p>EPA Recycling www.epa.gov/epaoswer/non-hw/muncpl/recycle.htm</p> <p>Earth 911 www.earth911.org/master.asp</p> <p>King County Washington Recycling Guidance www.metrokc.gov/ddes/acrobat/cib/45A.pdf</p>	<p>Submit building recycling service plan and floors plans recycling area(s) to Contracting Officer for review and approval prior to completion of DID.</p>

REQUIREMENTS FOR ALL MAJOR RENOVATIONS AND LEASE CONSTRUCTION PROCUREMENTS OF 10,000 RSF OR MORE

TI SFO SECTION 1

2007 REVISED SFO LANGUAGE	INTENT / POSSIBLE SOURCES (List is Not All Inclusive.)	RECOMMENDED SUBMITTALS
<p>1.6 UNIQUE REQUIREMENTS (DEC 2007) [Added subparagraphs B, C, and D]</p> <p>B. Projects of 10,000 RSF and above must meet the requirements of LEED®-NC (Leadership in Energy and Environmental Design for New Construction) Silver level (minimum). The successful Lessor at the Lessor's expense, shall obtain certification from the U.S. Green Building Council (USGBC) within 12 months of project occupancy. For requirements to achieve certification, Lessor must refer to the latest version of LEED-NC Reference Guide at http://www.leebuilding.org. At completion of LEED documentation and receipt of final certification, the Offeror must provide the Government two electronic copies on compact disks of all documentation submitted to USGBC. Acceptable file format is Adobe PDF printed to disk from the LEED-Online workspace and templates. In addition, the Offeror will provide GSA viewing access to the LEED-Online workspace during design and through the term of the lease.</p> <p>C. If the Lessor fails to achieve LEED® certification within 12 months of occupancy, the Government may implement a corrective action program to achieve a LEED® certification and deduct its costs from the rent.</p> <p>D. SUBMITTAL REQUIREMENT:</p> <ol style="list-style-type: none"> 1. With the initial offer, the Offeror shall provide name of proposed LEED® Accredited Professional (AP) team member and qualifications document for integrative design practice. 2. At project completion of LEED® documentation and receipt of final certification, the Offeror must provide the Government two electronic copies of all supporting documentation for certification on compact disk. 	<p>Intent:</p> <p>LEED certification provides third party verification of measurable performance. LEED emphasizes state of the art strategies for sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.</p> <p>EPACT 2005, RCRA, EO13423, EO13006</p> <p>Sources:</p> <p>USGBC www.usgbc.org/LEED/NC</p>	<p>With the initial lease offer provide name of proposed LEED® Accredited Professional (AP) team member and qualifications document for integrative design practice.</p> <p>At project completion of LEED® documentation and receipt of final certification, the Offeror must provide the Government two electronic copies of all supporting documentation for certification on compact disk.</p>

2007 REVISED SFO LANGUAGE	INTENT / DRIVER / POSSIBLE SOURCES (List is Not All Inclusive)	RECOMMENDED SUBMITTALS
<p>1.10 HOW TO OFFER (DEC 2007) [Added subparagraph B.14]</p> <p>14. For projects 10,000 RSF and above, a LEED®-NC scorecard documenting the proposed credits to be achieved is required to be submitted. The total points achieved must meet or exceed 33 and all prerequisite requirements must be met. Along with the proposed scorecard, the Offeror shall submit a brief statement outlining how each of the points proposed on the scorecard will be achieved.</p> <ol style="list-style-type: none"> From the following 7 LEED® credits, 8 points must be achieved on the project: <ol style="list-style-type: none"> Water Efficiency: Credit 1.1 Water Use Reduction 50% Energy & Atmosphere: Credit 3 Enhanced Commissioning Energy & Atmosphere: Credit 1 Optimize Energy Performance--Must achieve 2 points Materials and Resources: Credit 5.2 Regional Materials, 20% Manufactured Regionally Indoor Environmental Quality: Credit 2 Increased Ventilation Indoor Environmental Quality: Credit 3.2 Construction IAQ Management Plan, Before Occupancy Innovation & Design: Credit 2 LEED® Accredited Professional The Lessor must identify the USGBC LEED® Accredited Professionals as team members, including their roles throughout the project. Submittal Requirement: <ol style="list-style-type: none"> With the initial lease offer the Offeror shall provide name of proposed LEED® AP team member and qualifications document for integrative design practice. At project completion of LEED® documentation and receipt of final certification, the Offeror must provide the Government two electronic copies of all supporting documentation for certification on compact disk. 	<p><u>Intent:</u> LEED certification provides third party verification of measurable performance. LEED emphasizes state of the art strategies for sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.</p> <p>EPACT 2005, RCRA , EO13423 , EO13006</p> <p><u>Sources:</u> USGBC www.usgbc.org/LEED/NC</p>	<p>With the initial lease offer provide name of proposed LEED® AP team member and qualifications document for integrative design practice.</p> <p>At project completion of LEED® documentation and receipt of final certification, the Offeror must provide the Government two electronic copies of all supporting documentation for certification on compact disk.</p>

REQUIREMENTS WHEN LEED® FOR COMMERCIAL INTERIORS (LEED-CI) IS REQUESTED BY CUSTOMER

TI SFO SECTION 1

2007 REVISED SFO LANGUAGE	INTENT / POSSIBLE SOURCES (List is Not All Inclusive)	RECOMMENDED SUBMITTALS
<p>1.6 UNIQUE REQUIREMENTS (DEC 2007) [Added subparagraphs B, C, and D]</p> <p>B. The tenant space must meet the requirements of LEED®-CI (Leadership in Energy and Environmental Design for Commercial Interiors) Certified level at a minimum. The successful Lessor, at the Lessor's expense, shall obtain certification from the U.S. Green Building Council (USGBC) within 9 months of project occupancy. For requirements to achieve certification, Lessor must refer to version 2.0 or the current version at the time of submittal of the LEED-CI Reference Guide at http://www.usgbc.org/LEED/CI. At completion of LEED documentation and receipt of final certification, the Offeror must provide the Government two electronic copies on compact disks of all documentation submitted to USGBC. Acceptable file format is Adobe PDF printed to disk from the LEED-Online workspace and templates. In addition, the Offeror will provide GSA viewing access to the LEED-Online workspace during design and through the term of the lease.</p> <p>C. If the Lessor fails to achieve LEED® certification within 9 months of occupancy, the Government may implement a corrective action program and deduct its costs from the rent.</p> <p>D. SUBMITTAL REQUIREMENT:</p> <ol style="list-style-type: none"> 1. With the initial offer the Offeror shall provide name of proposed LEED® AP team member and qualifications document for integrative design practice. 2. At project completion of LEED® documentation and receipt of final certification, the Offeror must provide the Government two electronic copies of all supporting documentation for certification on compact disk. 	<p><u>Intent:</u></p> <p>LEED certification provides third party verification of measurable performance. LEED emphasizes state of the art strategies for sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.</p> <p>EPACT 2005, RCRA, EO13006, EO13423</p> <p><u>Sources:</u></p> <p>USGBC www.usgbc.org/LEED/CI</p>	<p>With the initial lease offer provide name of proposed LEED® Accredited Professional (AP) team member and qualifications document for integrative design practice.</p> <p>At project completion of LEED® documentation and receipt of final certification, the Offeror must provide the Government two electronic copies of all supporting documentation for certification on compact disk.</p>

2007 REVISED SFO LANGUAGE	INTENT / DRIVER / POSSIBLE SOURCES (List Is Not All Inclusive.)	RECOMMENDED SUBMITTALS
<p>1.10 HOW TO OFFER (DEC 2007) [Added subparagraph B.14]</p> <p>14. A LEED®-CI scorecard documenting the proposed credits to be achieved. The total points achieved must meet or exceed 26 and all prerequisite requirements must be met. Along with the proposed scorecard, the Offeror shall submit a brief statement outlining how each of the points proposed on the scorecard will be achieved.</p> <p>a. From the following: 8 LEED® credits must be achieved on the project:</p> <ul style="list-style-type: none"> i. Water Efficiency: Credit 1.2: Water Use Reduction 30% ii. Energy & Atmosphere: Credit 1.1 Optimize Performance - Lighting Power - 1 Point iii. Energy & Atmosphere: Credit 1.3 Optimize Energy Performance - HVAC - 1 Point iv. Energy & Atmosphere: Credit 2: Enhanced Commissioning v. Materials and Resources: Credit 5.1: Regional Materials vi. 20% Manufactured Regionally vii. Indoor Environmental Quality: Credit 2: Increased Ventilation viii. Indoor Environmental Quality: Credit 3.2: Construction IAQ Management Plan, Before Occupancy viii. Innovation & Design: Credit 2 LEED® Accredited Professional <p>b. The Lessor must identify the USGBC LEED® accredited professionals (APs) as team members, including their roles throughout the project.</p> <p>c. Submittal Requirement:</p> <ul style="list-style-type: none"> i. With the initial lease offer the Offeror shall provide name of proposed LEED® Accredited Professional (AP) team member and qualifications document for integrative design practice. ii. At project completion of LEED® documentation and receipt of final certification, the Offeror must provide the Government two electronic copies of all supporting documentation for certification on compact disk. 	<p><u>Intent:</u></p> <p>LEED certification provides third party verification of measurable performance. LEED emphasizes state of the art strategies for sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.</p> <p>EPACT 2005, RCRA , EO13006, EO13423</p> <p><u>Sources:</u></p> <p>USGBC www.usgbc.org/LEED/CI</p>	<p>With the initial lease offer provide name of proposed LEED® AP team member and qualifications document for integrative design practice.</p> <p>At project completion of LEED® documentation and receipt of final certification, the Offeror must provide the Government two electronic copies of all supporting documentation for certification on compact disk.</p>
<p>1.11 BUILDING SHELL REQUIREMENTS (DEC 2007) [Modified subparagraph A.14]</p> <p>14. The building shell requirements shall include modifications incorporated into the contract documents for the space to meet the requirements of LEED®-CI (Leadership in Energy and Environmental Design for Commercial Interiors) Certified level at a minimum and be certified by the USGBC (U.S. Green Building Council). The Lessor must coordinate any requirements to meet LEED®-CI Certified level for the building shell with the tenant improvements.</p>		

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<p>1.12 TENANT IMPROVEMENTS INCLUDED IN OFFER (DEC 2007) [Added subparagraph C]</p> <p>C. The project tenant improvements shall incorporate the necessary design parameters into the construction documents for the space to meet the requirements of LEED®-CI (Leadership in Energy and Environmental Design for Commercial Interiors). The Lessor must coordinate the requirements to meet LEED®-CI Certified level for the tenant improvements with the building shell requirements.</p>		
<p>2.2 OTHER FACTORS (DEC 2007) [Added subparagraphs C.6 and C.7]</p> <p>6. Energy Star Building: the building has achieved an ENERGY STAR Score of 75 or higher.</p> <p>7. Submittal Requirement:</p> <p>a. With the initial offer, the Offeror shall provide a Statement of Energy Performance from the Energy Star Portfolio Manager Web site at http://energystar.gov/index.cfm?c=evaluate_performance.bus_port_foliomanager. To create a portfolio manager account, login to https://www.energystar.gov/istar/pmparm/. The Statement of Energy Performance is a summary of the building's energy performance for the previous calendar year 1 and reflects the offered building's Energy Star rating based on its actual energy consumption, facility characteristics (size, occupancy, operation hours, number of computers) and is sealed by a professional engineer.</p> <p>b. Statement of Energy Performance must reflect building performance within 4 months of the period ending date.</p>	<p><u>Intent:</u></p> <p>Energy Star certification provides verification of measurable energy performance.</p> <p>EPACT 2005, RCRA, EO13423, EO13006</p> <p><u>Sources:</u></p> <p>ENERGY STAR Portfolio Manager www.energystar.gov/istar/pmparm/</p>	<p>With the initial lease offer, provide a Statement of Energy Performance from the Energy Star Portfolio Manager Website at http://energystar.gov/index.cfm?c=evaluate_performance.bus_port_foliomanager. To create a portfolio manager account log in to https://www.energystar.gov/istar/pmparm/. The Statement of Energy Performance is a summary of the building's energy performance for the previous calendar year 1 and reflects the offered building's Energy Star rating based on its actual energy consumption, facility characteristics (size, occupancy, operation hours, number of PCs) and is sealed by a professional engineer.</p> <p>1. Statement of Energy Performance must reflect building performance within 4 months of the Period Ending date.</p>

Reference Links	PBS Issuance System http://pbsportal.pbs.gsa.gov/7777/portal/page?_pageid=82_153218&_dad=portal&_schema=PORTAL
EO12072	Federal Space Management
EO13006	Locating Federal Facilities on Historic Properties in our Nation's Central Cities
EO13150	Federal Workforce Transportation
EO13423	Strengthening Federal Environmental, Energy, and Transportation Management
FAR	Federal Acquisition Regulation
EPACT 2005	Energy Policy Act of 2005 http://www.ferc.gov/legal/maj-ord-reg/fed-stalene-pol-act.asp
FSRIA	Farm Security and Rural Investment Act
RCRA	Resource Conservation Recovery Act http://pbsportal.pbs.gsa.gov/7777/pls/portal/PORTAL.www_media.show?p_id=183141&p_settingssetid=38964&p_settingssiteid=0&p_siteid=82&p_type=baseltext&p_textid=183142
SAFETEA-LU	Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users http://www.fhwa.dot.gov/safetealu/