

## EXHIBIT B – SHORT FORM OUTLINE SPECIFICATIONS

PROJECT: Office Quarters PROJECT NO.: 9897  
 AGENCY: California Department of Tax and Fee Administration LEASE NO.: 6874-001  
 LOCATION: 825 Fifth Street, Room 130 DATE: June 6, 2022  
 Eureka CA 95501

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**Confirmation Statement**

I/we have read this Exhibit B: Outline Specifications and understand it is incorporated into, and is part of, this lease. I/we have acknowledged each and every page by placing my/our initials on this cover sheet.

Initials\_\_\_\_\_

**EXHIBIT B – SHORT FORM SPECIFICATIONS  
DIVISION 1**

**DIVISION 1 - GENERAL REQUIREMENTS**

**1.1 GENERAL INFORMATION**

- A. Refer to Division 2 of this specification for Special Provisions, which may amend and or supersede Division 1 requirements.
- B. The State's intent is to achieve adequate standards of quality while avoiding unnecessary alterations, so that in all cases where an existing feature is acceptable to DGS, the Lessor's obligation is only to maintain that feature as it exists.
- C. The Lessor shall immediately address conflicts, omissions, or errors if discovered within the Exhibits, or any questions regarding interpretation or clarification, by submitting in writing to the State, a Request for Information (RFI). Responses from the State will not change any requirement of the lease Exhibits unless so noted by the State in the response to the RFI. In case of conflicts between Exhibit "A" and the Exhibit "B", the Exhibit "A" supersedes these specifications.
- D. Wherever reference is made to "State," "Agency," "Department," or other State of California administrative department, this shall be construed to mean Department of General Services, Real Estate Services Division, Real Estate Leasing & Planning Section, here and after referred to as DGS.

**1.2 CONSTRUCTION AND CODE CRITERIA**

- A. The Outline Specifications describe minimum standards of quality and performance for premises occupied by the State. Construction methods or materials other than those stated herein may be acceptable if, in the opinion of the State, they provide equal quality and performance.
- B. Fire Extinguishers: Lessor shall provide and install fire extinguishers including annual servicing. Fire extinguishers shall be housed in semi-recessed cabinets and shall be located as required by CA Title 19 CCR, Public Safety. Above each fire extinguisher, at approximately 90" A.F.F., Lessor shall furnish and install a red triangular shaped 3-D sign with printed text 'Fire Extinguisher' with an arrow pointing down. Lessor shall provide annual servicing of fire extinguishers throughout the term of the lease.
- C. Lessor shall ensure that all new work and existing conditions comply with the requirements of CCR Title 24, California Building Code (CBC), and Americans with Disabilities Act (ADA). State agencies are public entities and shall comply with Title II of the ADA. Exceptions to the code for existing buildings are not permitted. Where CBC requirements conflict with ADA requirements, the most stringent requirement shall take precedence. Access compliance shall apply to exterior areas such as, but not limited to, path of travel to and from public transportation and public right-of-way, parking, passenger drop-off and loading zones, walks and sidewalks, curb ramps, ramps, and all stairs. Access compliance shall also apply to interior areas such as, but not limited to, entrances and exits, lobbies, building common areas, elevators, access lifts, doors and gates, access to and through all rooms and spaces, restrooms, signs and identification, counters, waiting, and seating areas, assistive listening systems, telephones, drinking fountains, alarms, and horizontal/vertical access.

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DIVISION 1**

- D. Premises shall fully conform to all lease Exhibits and shall be constructed in accordance with industry standards and best practices. Lessor guarantees that all mechanical, electrical, plumbing systems and other features (including architectural finishes, paint, hardware, doors, floor covering, etc.) are of quality capable of giving satisfactory service in accordance with these specifications for the term of this lease.
- E. The State will consider only those facilities that can demonstrate the ability to meet a seismic performance level as set forth in:
1. 1998 Edition or subsequent editions of the California Building Code or,
  2. 1976 Edition or subsequent editions of the Uniform Building Code and the building does not have any one of the enumerated characteristics or conditions listed below:
    - a. Unreinforced masonry elements, whether load-bearing or not, not including brick veneer
      - i. Precast, prestressed, or post-tensioned structural or architectural elements, except piles
      - ii. Flexible diaphragm (e.g., plywood) shear wall (masonry or concrete) structural system constructed pursuant to editions of the Uniform Building Code prior to the 1997 edition
      - iii. Apparent additions, alterations, or repairs to the structural system made without a building permit
      - iv. Constructed on a site with a slope with one or more stories partially below grade (taken as 50% or less) for a portion of their exterior
      - v. Soft or weak story, including wood frame structures with cripple walls, or if construction is over first-story parking
      - vi. Seismic retrofit of the building, whether voluntary or mandated, whether partial or complete
      - vii. Repairs following an earthquake
      - viii. Welded steel moment frames (WSMF) that constitute the primary seismic force-resisting system for the building, and the structure was designed to code requirements preceding those of the 1997 edition of the Uniform Building Code, and the building site has experienced an earthquake of sufficient magnitude and site peak ground motions that inspection is required when any of the conditions of Section 3.2 of FEMA 352 indicate an investigation of beam-column connections is warranted
      - ix. Visible signs of distress or deterioration of structural or non-structural systems, e.g.; excessively cracked and/or spalling concrete walls or foundations, wood dry rot, etc.
  3. Certification of the above requirements must be provided by an independent, licensed structural engineer at the Lessor's expense.
- F. Premises shall comply with all regulations, laws, and ordinances of the governmental authorities having jurisdiction and the applicable editions of the following codes including, but not limited to:
1. Title 8 CCR – Industrial Relations
  2. Title 19 CCR, Public Safety, State Fire Marshal Regulations
- In the event fire-life safety, health hazards, and/or non-compliant code conditions are discovered either before or after occupancy, then Lessor, at Lessor's sole cost and expense, shall correct the condition.
- G. Safety Evacuation Plans: Lessor shall provide safety evacuation plans of the leased premises. The safety evacuation plans shall clearly delineate evacuation routes, exits, fire extinguishers, and fire alarm pull station locations. The plans shall be a minimum of 8" x 10" in size, framed and under glass or clear plastic. The plans shall be installed in all

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assembly occupancies including conference rooms, break rooms, reception areas, and where requested by the local Fire Marshal or authority having jurisdiction.

**1.3 PROJECT COMPLETION**

- A. Upon project completion, Lessor shall obtain final approvals from the authorities having jurisdiction and all punch-list items shall have been completed, and re-inspected by the State. Lessor shall submit to the State the following completed documents, if applicable, with all appropriate signatures
  - 1. Building Permit
  - 2. Building Inspection Card
  - 3. Certificate of Occupancy
  - 4. Fire Department approvals

**1.4 HAZARDOUS MATERIALS**

- A. Lessor warrants and guarantees that the premises leased to the State will be operated and maintained free of hazard from asbestos, lead, mold, and PCB's.
  - 1. The areas include:
    - a. Premises leased to the State and air plenums in the same HVAC zone.
    - b. Common public areas which state employees or its invitees would normally and/or reasonably use.
    - c. Building maintenance areas, utility spaces, and elevator shafts within or servicing areas described in items a. and b. above.
  - 2. Lessor shall be responsible for all costs associated with the abatement of hazardous materials including but not limited to the following; clean up of contaminated State Leased space, State-owned equipment, furnishings and materials and all required monitoring reports. Copies of all air monitoring reports shall be furnished to the State.
  - 3. The State Leased space shall be maintained at or below the permissible exposure levels for all substances regulated under Title 8 California Code of Regulations Section 5155. If it is determined by the State that the tenant must be relocated to prevent exposure above the permissible level, the Lessor shall provide comparable accommodating space at no cost to the State. In addition, the Lessor shall pay for all costs associated with this move including but not limited to; administrative, furniture, communications contracts and equipment costs.
  - 4. In the event that after written notice is provided by the State, the Lessor fails, refuses, or neglects to diligently pursue abatement of any hazardous material, the State may effect such abatement. The State may deduct all reasonable costs of such abatement of hazardous materials from the rent.
  - 5. The Lessor shall indemnify, defend, and hold the State of California, its officers, and employees harmless from and against any and all losses, damages, judgments, expenses (including court costs and reasonable attorney fees), or claims whatsoever, arising out of, or in any way connected with or related to, directly or indirectly, the presence of hazardous materials within the State-leased space or the building in which the leased premises are located.

**EXHIBIT B – SHORT FORM SPECIFICATIONS  
DIVISION 2**

DIVISION 2 – SPECIAL PROVISIONS

- A. The following Special Provisions supplement the requirements specified in Divisions 1. Where Division 2 requirements conflict with Divisions 1, Division 2 supersedes those requirements.