

General Design Requirements

Building Permit:

- The landlord will apply and pay for the cost of the building permit and all other associated permits including the demolition permit, plumbing permit, and electrical permit.
 - The permit process will include the preparation and submission of all plans and specifications necessary to obtain those permits.
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Architectural Plans & Specifications:

- The Landlord will provide reasonable Architectural and Engineering services including the preparation of plans and specifications necessary to complete the space.
 - Landlord's architect shall provide up to two (2) color boards which will pull together all proposed finishes to be used throughout the space.
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Windowsills:

- Existing windowsills will be repaired and refinished to an acceptable condition.
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Blinds:

- 1" vinyl horizontal mini blinds with .008 (eight gauge) slat thickness. Color to be selected by Tenant from full range.
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Wood Doors:

a. Entry Doors:

- Entrance and exit doors installed in Fire Rated partitions will be 3' x 7' x 1-3/4" fire rated solid core wood with hollow metal frame. Wood veneer facing with factory transparent finish. Frame will be painted, color to be selected by Tenant.

b. Interior Doors:

- Interior doors to be 3' x 7' x 1-3/4" solid core, birch veneer with glazed lite and hollow metal frames. Wood veneer facing with factory transparent finish. Hollow metal frames will be painted, color to be selected by Tenant.
- Single fully tempered Safety Glazing for glazed lite in interior doors except fire doors to be 6" x 36". Locations: at all Offices, Visitation Rooms, Client Interview Rooms, Conference Rooms and Break/Lunch rooms.
- No door required for Copy Rooms.

Door Hardware:

- Schlage AL Series (or equal) lever handle, locksets and passage sets, 3 hinges per door and one wall mounted doorstop.
- All hardware will be lever handles and ADA compliant.
- Closers will be installed only on Fire Rated doors, as required by code.
- Keying – Tenant to provide Landlord information regarding how doors are to be keyed. Various levels of master keys can be provided.

Drywall Partitions:

a. Demising Walls:

- Walls separating Tenants will extend from the floor to the underside of the above deck and will be constructed of 3-5/8" metal studs at 16" on center with 5/8" type X gypsum wallboard. Sound batt insulation will be provided within the cavity.
- These partitions will be taped with 3 layers of joint compound applied and sanded to finish.

b. Common Area Walls:

- Partitions located between common areas and Tenant suites will extend from the floor to the underside of the above deck and will be constructed of 3-5/8" metal studs at 16" on center with 5/8" type X gypsum wallboard. Sound batt insulation will be provided within the wall cavity.
- These partitions will be taped with 3 layers of joint compound applied and sanded to finish.

c. Interior Walls:

- The partitions within the suite will extend from the floor to 6" above the acoustical ceiling and will be constructed of 3-5/8" metal studs at 16" on center with 5/8" type X gypsum wallboard. These partitions will be taped with 3 layers of joint compound applied and sanded to finish. Sound batt insulation will be provided within the wall cavity.
- Partitions around Senior Executive office, Executive offices and all conference rooms to extend to underside of the above deck with sound batt insulation.

d. Existing Walls:

- Will be patched and prepared as necessary to receive a paint finish.

Glazing:

- Allow for 100 SF of glazing in Reception/Lobby.
- Allow for 100 SF of glazing in Board Room/Training Center.

- Glazing to be tempered glass in hollow metal frames. Frame will be painted, color to be selected by Tenant.

Paintings & Coatings:

- Sherwin Williams, PPG or Benjamin Moore with eggshell finish will be used.
- 1 coat primer and 2 finish coats of paint.
- Color as selected by Tenant.
- Interior colors will be based on (3) base colors and (2) accent colors. Allow for separate color for door trim.
- VOC Content: Products shall comply with VOC limits of authorities having jurisdiction.
 1. Flat Paints and Coatings: 50 g/L.
 2. Nonflat Paints and Coatings: 150 g/L.
 3. Dry-Fog Coatings: 400 g/L.
 4. Primers, Sealers and Undercoaters: 200 g/L.
 5. Anticorrosive and Antitrust Paints Applied to Ferrous Metals: 250 g/L.
 6. Zinc-Rich Industrial Maintenance Primers: 340 g/L.
 7. Pretreatment Wash Primers: 420 g/L.
 8. Floor Coatings: 100 g/L.
 9. Shellacs, Clear: 730 g/L.
 10. Shellacs, Pigmented: 550 g/L.
 11. Clear Wood Finish, Lacquer: 550 g/L.
 12. Clear Wood Finish, Sanding Sealer: 350 g/L.
 13. Clear Wood Finish, Varnish: 350 g/L.
 14. Stain: 250 g/L.

Ceilings:

- Acoustical panel ceilings with exposed suspension system are building standard with 2' x 4' Armstrong Cortega Second Look II, item no. 2767.
- Ceiling grid to be 15/16" Armstrong exposed grid or equal. Color to be white.
- Conference Rooms, Client Interview Rooms and Visitation Rooms to have acoustical panel ceiling tiles with min. NRC 0.60 or better.
- Restrooms to have gypsum board ceilings.
- New suspended ceilings in standard office space within historic buildings to maintain the original ceiling height to the greatest extent possible, maintaining full clearance at windows and grouping systems, as necessary, to minimize the reduction of ceiling height. Clear ceiling height for office spaces and individual office rooms to be minimum of 9'.

Life Safety:

- Pendant mounted chrome heads will be provided.
 - The space will follow building standards and NFPA codes.
 - Fire extinguishers in Architectural Series stainless steel type 304 with #4 satin finish. Cabinet configuration to be semi-recessed type with 1-1/2" square trim and full panel doors will be provided per code. Lettering to be black, vertical, die-cut.
 - Exit signs to be LED type and as required by code.
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Floor Finishes:

a. Luxury Vinyl Tiles:

- For High-Traffic: 0.100 inch thick Armstrong Parallel 20 or equal. Locations: Reception/Lobby, Break/Lunch Room, Visitation Rooms, Client Interview Rooms, Lactation Rooms
- For Medium-Traffic: 0.080 inch thick Armstrong Parallel 12 or equal. Locations: Copy Rooms, File Rooms.
- Color as selected by Tenant from manufacturer's full color range.

b. Carpet Tile:

- Patcraft Rational carpet tile or approved equal by Shaw, Interface. Color to be selected by Tenant
- Locations: All Private Offices, General Office areas and Conference rooms.

c. Porcelain Tile:

- Restrooms shall receive porcelain tile on the floors and walls up to 5'-0" height utilizing Daltile Portfolio Colorbody Porcelain or approved equal by American Olean, Crossville.
- Floor tile to be 12" x 24" x 3/8". Wall tile to be 6" x 24" x 3/8"
- D.C.I.F. Wet \geq 0.42; Moisture Absorption $<$ 0.5%, Breaking Strength $>$ 275 lbs.
- Provide liquid-applied, moisture and stain protection grout sealer. Merkrete by Parex USA or approved equal.

d. Cove Base:

- 4" high 0.080" thick vinyl base by Roppe, Armstrong or Johnsonite.
- Colors as selected by Tenant from full color range.
- Cove at all locations.

e. Metal Trim:

- Provide metal trim at transitions between different flooring materials.
- Anodized Aluminum Transitions by Schluter Systems or approved equal:
 1. Resilient Flooring to Concrete: Schiene
 2. Resilient Flooring to Resilient Flooring: Schiene

3. Resilient Flooring to Carpet: Schiene.

Wall and Corner Guards:

- Surface mounted high impact vinyl with full height PVC-free retainer. Length: 4'-high, size: 3". Model #SM-20N by Construction Specialties.
 - Locations as selected by Tenant.
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Toilet Compartments:

- Metal toilet compartments with Baked Enamel finish will be used in the building restrooms with multiple stalls. Provide ADA stalls as required by code.
 - Color to be one of the standard colors as selected by Tenant.
 - Men's and Women's Public Restrooms to be adjacent to Main Reception/Lobby. Plumbing fixtures for the Public Restroom not to be included in plumbing code count.
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Toilet Accessories:

- Stainless steel #4 brushed finish, depending on the particular product. Obtain public-use restroom accessories from single source from single manufacturer.
 - Provide toilet paper dispensers in each stall and sanitary napkin disposal units in each stall for women's restrooms; Provide mirror units and high-speed air hand dryers in each restroom. Provide diaper-changing stations only in Public Restrooms.
 - Grab Bars with 1-1/2" outside diameter with nonslip grasping surface finish and concealed flange mounting for ADA stalls.
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Plumbing:

- a. General:
 - All plumbing fixtures must be water-conserving/saving-type fixtures, faucets, and valves. Low-flow water fixtures must be provided.
- b. Toilet Rooms:
 - Porcelain wall hung sinks with metering centerset or pillar taps. Maximum water use to be 0.25 gal per metering cycle.
 - Water closets to be flushometer valve type, either dual-flush or low-flow type, manually controlled. For single flush, maximum flush volume to be 1.28 gal. For dual-flush, effective flush volume to be 1.28 gal.
 - Urinals to be low-flow, flush-type fixtures. Maximum flush volume to be 0.125 gal.
- c. Break/Lunch Room:

- Sinks to be single bowl, stainless steel. Faucets to be single lever, chrome finish with spray nozzle.
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Cabinetry:

- Up to 10 L.F. of base cabinets in Break/Lunch Room.
 - Up to 10 L.F. of base cabinets in Copy Rooms and Mail Room.
 - UP to 10 L.F. for countertop and transaction top for Reception/Lobby
 - Laminate with a fiber core.
 - Countertop in Copy Rooms, Mail Room and Reception/Lobby to be Formica or Wilsonart 1-1/16" thick laminate top. Laminate edging to be 3mm PVC with 3mm PVC edged backsplash. Edge profile to be pencil. Laminate colors to be selected by Tenant from manufacturer's standard range.
 - Countertop in Break/Lunch Room to be 1/2" thick solid surface complying with ISFA 2-01 and NEMA LD 3; acrylic or polyester resin. Matte finish, color and pattern to be selected from Price Group B or C. Exposed edge treatment built up to maximum 1-1/4 inch thick; square edge; use marine edge at sinks. Back and End Splashes to be same sheet material, radiused top; minimum 4 inches high.
 - Particle board and plywood materials to have no added formaldehyde.
 - Edgings for Door and Drawer Fronts, Cabinet Edges to be 3mm radius extrusion banding in color matching laminate selections.
 - Concealed hinges, door catches, drawer slides to be commercial grade.
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Furniture, Fixtures and Equipment:

- a. Appliances:
 - Furnished by Tenant, installed by Landlord.
 - Provide power to one microwave and one full-size refrigerator per Break/Lunch Room.

- b. Data, Cabling, and Equipment:
 - Observe all Ethernet Cat6 cabling standards specifications in the design.
 - Provide power and (2) data to all-in-one copier/printer/scanner/fax per Copy Room.
 - Provide power and (2) data to (11) County printers and (69) State printers. Exact locations to be confirmed by Tenant.
 - Two (2) Cat6 drops for every location with a clear labeling scheme for identifying and terminated in tech panel.
 - Punch down 568A/B wiring with labeled name plates for identifying each location.
 - If multiple data closets are needed, they will be connected with 50 micron multimode fiber LC style connectors on fiber patch panels.
 - Before the completion of the Final Plans, Landlord shall obtain direction from the Tenant on the placement/location of each wall box.

- c. All other Furniture, Fixtures and Equipment:
- Modular desks and cubicles for cubical office workspaces designed and located after Tenant's input on work group organization. The modular cubicles and desks shall be of the type of mid-level quality pursuant to New York State contract pricing guidelines for municipal office spaces.
 - Chairs for use in waiting room areas in the leased Premises.
 - Greater details concerning the number of modular cubicle office desks/partitions shall be set forth on a supplemental Addendum posted by the County no later than December 15, 2017.
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Signage:

- a. Interior Signage:
- Code required signage furnished and installed by Landlord.
 - Tenant specific signage furnished and installed by Tenant with prior approval by Landlord.
- b. Exterior Signage:
- Tenant specific signage furnished and installed by Tenant with prior approval by Landlord.
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Daylight and View

- Design interior spaces to maximize daylighting and views for the occupants.

Lighting:

- a. Light fixtures:
- Illumination level requirements and power allowances for typical interior spaces per current version of the IESNA Lighting Handbook.
 - Provide lay-in high-performance efficacy LED lighting units in the suspended ceiling using perforated baffles to create a direct/indirect distribution in all spaces other than restrooms.
 - Provide accent lighting at Reception/Lobby.
 - Provide LED downlights with appropriate light distributions in restrooms.
- b. Lighting Controls:
- Except for hallways, exit stairways, and lobbies, all lighting that is not intended for 24-hour operation shall have automatic lighting controls. Lighting control or switching zones to follow the operation and function of the space.
- c. Occupancy Controls:

- Occupancy sensors must be provided for the space types per sode.
- Occupancy sensors to be high-frequency ultrasonic or dual-technology passive infrared/ultrasonic sensors, based on application.
- Each occupancy sensor to have a manual override and must control no more than one enclosed space.

Security (DISS to provide input):

- Key fob entry and swipe card time management system
 - Separate access for after-hours teams (8am to 12am)
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