

TURNKEY IMPROVEMENTS

Sample

Turnkey Definition

Landlord's making a property ready for a tenant to begin business by having the tenant furnish only telephone equipment, furniture, and inventory. Turnkey tenant improvements are provided at the Landlord's expense in conformance with approved plans and specifications. Unlike an allowance where the tenant pays for costs in excess of the allowance amount, the Landlord bears the risk of construction in a turnkey situation.

Design Allowance

Construction documents in conformance with turnkey standards are provided up to a maximum cost of \$3 per RSF for Architectural and Engineering services.

Architectural Specifications

In accordance with the Landlord's Turnkey Improvement specifications herein, Tenant's Architect and Engineers will prepare final construction documents (including without limitation, all mechanical, electrical, telephone, finishes selections and fire/life safety plans and specifications) for the Tenant Work (the "construction documents"), and Tenant will approve such construction documents in writing and submit such construction documents to Landlord for its approval, which construction documents shall be based upon the programming and space plans and the design development drawings approved by Landlord.

Partitions - Interior Offices

Installation will be in compliance with Gypsum Association Manuals, except where more stringent requirements are called for in local codes, or by wallboard manufacturer. All work herein requires coordination with trades whose work connects with, is affected or concealed by drywall. Prior to drywall installation, carefully inspect the installed work of all other trades and verify such work is complete and that drywall may be installed in strict accordance with pertinent codes and regulations, manufacturer's recommendations and the original design. All materials shall be those manufactured by U.S. Gypsum company or equal in quality and specifications. Metal screw studs shall be 25-gauge electro-galvanized steel, 2-1/2 inch wide with dissimilar flange widths to permit nesting. Provide punch-outs at 24 inches o.c. and 12 inches from end of stud capable of passing pipe and conduit and interlocking a 1-1/2 inch reinforcing channel. Furring channels shall be roll formed 25 gauge electro-galvanized cold steel, "hat shaped", approximately 2-5/8 inches wide at base, 7/8 inch deep with crown width of 1-3/4 inches and 1/2 inch wide flanges. Floor and ceiling runners shall be 25-gauge electro-galvanized steel "U" shaped sections, of sizes required to accommodate 2-1/2 inch studs. All wallboard to be tapered edge, 48 inch width, and in lengths that result in a minimum of joints, 5/8 inch thickness, fire rated, ASTM-C-36-Type "X", such as Flintkote type "X" Fire Halt Gypsum Board or U.S.G. Fire Code Type "C" Gypsum Board.

Partitions – Standard Interior

Partitions consisting of 2-1/2" steel studs, @ 16" o.c., to underside of ceiling construction with one (1) layer of 1/2" gypsum board on each side.

Partitions – Slab to Slab (Insulated)

Partitions consisting of 2-1/2" steel studs, @ 16" o.c., to underside of slab and one (1) layer of 1/2" GWB on each side. Install 1-1/2" thermofiber insulation for an improved sound transmission reduction. ***Standard in conference rooms, workrooms, pantries, telephone and/or equipment room walls, and Tenant-to-Multi-Tenant corridor.***

Partitions – 1-Hour Rated Demising (Multi-Tenant Floors)

Building standard 1-hour rated demising partitions consisting of 2-1/2" or 3-5/8" steel studs, @ 16" o.c. to underside of slab above with one (1) layer of fire-rated (Type X) 5/8" gypsum board, each side taped and finished with 2-1/2" sound attenuation fire blanket for an improved sound transmission reduction rating (STC42). Fire safing sealant at top and bottom full length of wall and a continuous resilient acoustic sealant where partition abuts exterior window mullions. ***Limited to Tenant-to-Tenant partitions and as required by local codes.***

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Glazing System	Install US Aluminum (or equal) floor to door height Storefront System with brushed aluminum finish and 3/8" tempered glass. Vertical mullions at approximately 36" o.c. with mullions for four (4) equal horizontal glass panels. Limited to face of conference room walls.
Doors, Frames And Hardware - Suite Entry	Suite entry door will be Eggers Industries or approved equal, 3'-0" x 8'-0" solid or full light tempered glass, prefinished plain sliced maple stain grade wood with finish Gardall II, to match building standard, with Corbin Russwin mortise ML2200 series entry lockset ("Armstrong ASB" lever/ADA compliant in 630 satin stainless steel finish) in a stained wood frame. Includes up two (2) feature entry door pairs at upper floor lobby and up to two (2) single secondary egress doors.
Doors, Frames And Hardware - Interior Doors	Interior doors will be 3'-0" x 8'-0" paint grade with Corbin Russwin CL3600 series interior door latch set ("Armstrong AZD" lever/ADA compliant in 626 satin chrome plated).
Doors, Frames And Hardware - Door Frames	Door frames to be hollow metal, knockdown, with 2" profile, (4) hinges, silencers and throat size to match partition.
Acoustical Ceilings	Consisting of 2' x 2' tegular edged acoustical lay-in ceiling tile (Armstrong Cirrus: #589) with a NRC range of .60 to .70 throughout premises, with an exposed narrow grid (Silhouette 9/16")
Upgrade Acoustical Ceilings with Drywall Accent	Ecophon Focus A, with exposed white 15/16" grid and 2'x2'-ceiling tile (white 010) with 24" wide (maximum) drywall soffit border at 1" below suspended ceiling grid. Standard in conference rooms, reception area and upper floor elevator lobby.
Carpet	Install Standard 28-ounce face weight commercial carpet with a 10 year limited wears warranty installed direct glue down. Masland Contract, Labyrinth/Chamber/Umbra coordinates textured loop (or equal).
VCT	Standard VCT, 12X12 (Mannington) or approved equal with 2-1/2" Vinyl Base by (Johnsonite or equal).
Upgrade VCT	Static Dissipative by (Armstrong) or approved equal) Style Excelon SDT. Standard in telephone and equipment rooms.
Painting	Paint the entire premises using one (1) prime coat and one (1) finish coat flat wall paint on all standard partitions and semi-gloss on all paint grade doors and frames. Paint is a standard Benjamin Moore or approved equal.
Vinyl Wall Covering	Install VWC standard line – MDC Len-Tex (or equal), 54" Contract Wallcovering, Types I & II, Volumes 1 & 2, or Poloymx. Standard in conference rooms, reception area and upper floor elevator lobby.
Poloymx	Provide multi-color accent paint in standard colors (or equal) – Express Colors Collection. Standard in conference rooms, reception area and upper floor elevator lobby.
Interior Signage Package	Install 2//90 Sign Systems (Lizotte Associates Inc. – 301.261.7776) for office/workstations/room signage. End caps black square corner, Rail color black, and pressure-sensitive tape mount.

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Electrical Specifications

Install light fixtures, switches, outlets and equipment in strict coordination with details, sections, elevations, and room finish as shown on the Architectural and Engineering Drawings. All cables installed in Return Air Space will be Teflon coated (or other plenum rated type) or else installed in conduit. Cable run in above ceiling space must be supported off of the ceiling grid system and piping. As-built drawing for all electrical work done by Electrical Contractors will include amperage for each circuit so as to update Panel board and Transformer records. All loads connected to Panel boards will be balanced on all phases and branch circuiting rearranged, if required for balancing. Adjust transformer primary tap connections to provide nominal nameplate secondary voltages when operating at full demand capacity. All work and material will meet all applicable requirements of NEMA, ANSI, UL, NEC and IEEE Standards and local jurisdiction requirements.

Conduit Systems

Conduit systems are intended to be installed true and square to the Building construction and located as high as possible against the structure in a neat and workmanlike manner and will be concealed from all finished areas.

Conduit installed in walls is to be minimum 3/4 inch EMT. BX cable is not to be used for home runs or longer than 12' in the plenum. Conduit used for homeruns will be 3/4 inches or larger as required. All conduit cast in concrete will be rigid steel conduit. Final connections to motors will be made with twelve inch (12") or longer sections of flexible steel conduit. Provide flexible conduit connections to transformers with external ground bonding jumpers and grounding bushings. Flexible conduit in damp locations (this includes all Basement Areas and Mechanical Rooms) will be neoprene-jacketed, UL listed watertight, complete with WP connection. **Conduit will only be provided as required by code.**

Lighting Systems

Install lighting fixtures as indicated on Architectural reflected ceiling plans and/or on electrical plans and will be coordinated with sprinklers, mechanical equipment and architectural ceiling plan. All fixtures will be supported from building structure and coordinate between the electrical and ceiling trades to ascertain approved lighting fixtures are furnished in the proper sizes and installed with the proper devices (hangers, clips, trim frames, flanges, etc.) to match ceiling system. Provide all light fixtures with lamps as shown, completely wired and securely attached to supports including all necessary accessories.

Fluorescent Fixtures

Fluorescent fixtures will be complete with energy-conserving lamps and electronic ballast and will consume no more than 34 watts per lamp. Ballasts will be of the "energy-saver" type, for operation at 60 degrees F minimum temperature (used in heated spaces only), for one or two lamps, Class "P" high power factor, rapid-start type, sound rated "A" manufactured by a certified Ballast Manufacturer, UL listed and ETL certified.

All 2'x2' 12-cell parabolic recessed fluorescent fixture (Lithonia) or approved equal. All 2'x4' fixtures oriented north/south are optional as approved by Owner.

2'x2' Fixtures

Each 2'x2' recessed fluorescent parabolic light fixture is pre-lamped with three (3) cool white "U31" Fluorescent lamps and has a three inch deep 12 cell parabolic chrome-finished louver.

2'x4' Fixtures

Each 2'x4' recessed fluorescent parabolic light fixture light fixture is pre-lamped with three (3) cool white fluorescent lamps and has a three inch deep 24 cell parabolic chrome-finished louver. All fixtures will utilize high efficiency electronic ballast with T-8 lamps.

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Accent Light Fixtures	Down lights and wall washers will be furnished complete with 2500 hour, 130 volt, extended service incandescent type frosted lamps unless otherwise noted on the Drawings. Reflector lamps shall be the types (and beams) indicated. Limited to conference rooms, reception area and upper floor elevator lobby.
Exit Signs	To match base building standard.
<u>Electrical Devices</u>	Wiring devices and accessories as shown on the Drawings and Specified herein. Wiring devices with device plates are to white in color and trimmed in a white cover plate unless noted otherwise by the Architect (and/or Tenant).
Wall Switches	Wall switches and lighting circuits will be provided with Specification Grade, H.P. rated, UL listed, side and back wired, flush tumbler switches rated 20A, 120/277 volts, unless specifically shown to be controlled in some other fashion and mounted 52" inches on center above finish floor and 6" from door frames.
Wall Outlets	Two (2) standard duplex outlets or one (1) double-duplex outlet per workstation/office and for remote equipment will be installed 18" on center from floor, and a minimum of 18" from door frames, and 12" from adjacent telephone/data outlets. All other outlet locations will be in accordance with electrical codes. Standard wall outlets will be Specification Grade rated 20A, 120 volts, three (3) wire grounding type, NEMA 5 - 20R mounted twelve inches (12" minimum) above finish floor to center line, except where heights are specifically called out on the Drawings, and also in other areas, conference room, workrooms and reception area, etc., where they will be mounted six inches (6") above countertops and/or back-splashes
Dedicated Outlets	Install one (1) dedicated duplex outlet per workstation/office and remote equipment stations and will be installed 18" on center from floor, and a minimum of 6" from any other outlet.
Dimmers	Dimmers and accessories as shown on the Drawings and Specified herein. Install wall box dimmers for incandescent fixtures at selected load. Install florescent dimmers for number of lamps controlled. Dimmers will be spaced adequately at their location to prevent heat build-up. Limited to conference rooms and reception area.
Telephone/Data	<p>Install one (1) Dual (2) Category 5 Enhanced 4 pair CMP Voice/Data Cable location to telephone/data equipment room as identified on Drawings and Specified herein. Telephone and data dual-outlet to be installed at 18" high from floor and a minimum of 6" from door frames.</p> <p>Installation includes Category 5 Enhanced RJ45 Jack, Dual Faceplate (white), Category 5e Modular Patch Panel, Patch Cord Organizer, Steel Equipment Rack with Cable Wire Trough, Category 5e RJ45/UTP Patched Cords (3' to 5' lengths only), Category 3 – 25-Pair CMP Tie Cable from PBX to equipment rack to provide modular patching of Telephones, Low Voltage Permit and all testing information in accordance with EIA/TIA.</p>

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Security Specifications

Provide building security system, (Kastle Systems) Office Knight Security and Access Control System equipment at suite entry and all designed emergency egress doors (Secondary Entrances) exiting from tenant space.

The system will be monitored for alarm and door propped or unlocked conditions during specific hours and at all times for system off and tampering. A siren will sound a local alarm. Tenant responsible for executing service agreement with security system provider.

The same access card used to enter the building will be used to enter the Tenant's space. Use of an authorized card will unlock the door and allow alarm-free entry during specified hours. The door will close and lock automatically behind the entrant. The exit motion sensor and the exit button will unlock the door and will provide alarm-free egress through the reader-controlled door.

The system will identify intrusion such that immediate response can occur. The siren will sound on the floor; the Kastle central station will receive an alarm, verify it, and call the police or your designated contact. Accidental alarms can be corrected with any valid card. For complete operational flexibility, the key switch installed inside the suite will allow authorized employees to control the electric lock so that entry to the suite can be permitted only by the reader or unrestricted to accommodate business hours or special occasions. During a fire alarm or power outage, the door will unlock automatically. A system control key switch located inside the suite will permit authorized employees to activate and deactivate all intrusion detectors to accommodate special occasions. For your convenience, Kastle can deactivate these sensors during the building's business hours.

Suite Entry and Secondary Entrance (s)

Install one (1) card reader outside each door (reader location to be determined) with one (1) motion sensor located inside the entrance, one (1) exit button to facilitate egress, and one (1) electric lock to secure door (s). During a fire alarm or power outage, these doors will unlock automatically.

Stairwell Doors

Install suite door package as described above to stairwell doors, allowing control of egress from the stairwell to the tenant floor. ***Full floor Tenants only. Upgrade expense for multi-tenant floors.***

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Plumbing Specifications

Install and conceal all waste, vent and domestic water piping between floor and ceiling or within partitions and or walls in accordance with local codes and regulations.

Pantry Room (s)

Install $\frac{3}{4}$ " isolation valves on base building cold domestic water supply lines and install Waterheater – A.O. Smith #DEL-10; 10 gallon capacity, 10 GPH recovery @ 80° F rise from 40° to 120° F, 2KW/208V/1Ø, above ceiling, with galvanized catch pan and 1" diameter drain line discharged over open drain under sink counter. Install 1-1/2" OD under counter with $\frac{1}{2}$ " Tarp Primer tied into 2" waste drain line. Install hot and cold branch lines from Waterheater to sink base cabinet. Install two (5) $\frac{1}{2}$ " shut-off valves under sink cabinet with Back Flow Prevention (Local Codes & Standards) for: one (1) refrigerator with ice maker, one (1) coffee maker, two (2) valves for the sink faucet, and one (1) to dishwasher. Standard stainless sink, 25" x 22" x 7", 20-gauge stainless steel, sound damper, self-rimming and three (3) holes and air gap fitting for dishwasher.. Standard faucet with single handle with 8" swing spout and aerator. Brass craft flexible supplies with stops and 1-1/2" adjustable chrome plated cast-brass P-Trap with 17 gauge tubing drain and escutcheon to wall. Standard $\frac{1}{2}$ " HP Disposal. Standard charcoal 3 GPM water filter under sink counter. Install 1-1/2" Vent Line to nearest existing vent line above ceiling and install 2" Waste Line to nearest existing 2" or larger waste pipe under floor.

Supplemental Cooling

Proper support for all equipment and piping, and adequate provision for slope and anchorage will be provided for units installed under HVAC Specifications. Installation will consist of hangers, rods and inserts approved by Underwriters' Laboratories for the service intended, securely supported by structural members, which in turn are supported directly from the building structure. Piping system will be completely self-supporting without imposing stress on any equipment.

Condensate drain piping will be Type "M" hard drawn copper pipe with cast or wrought copper fittings, or may be Scheduled 40 galvanized steel piping with galvanized malleable iron threaded fittings. Condenser Water piping will be Schedule 40 black steel pipe or Type "A" hard drawn copper with wrought copper fittings. Insulate all Condenser Water or Condensate Water lines with one inch (1") thick Owens Corning Fiberglass 25ASJ/SSL (or equal) one piece pipe insulation having a density of approximately four (4) pounds per cubic foot, with vapor barrier Jacket and will be continuous through and above walls, floors, ceilings, etc. Insulate horizontal sanitary sewer lines receiving drainage from condensate drain lines. Insulate air handling unit condensate drain lines [except those running across equipment room floors from units to floor drains within five feet (5')]. Provide the necessary means to identify each item of equipment and valves. **Note: Condenser Water taps and isolation valves are provided in each mechanical room for Tenant usage.**

Provide designations on piping systems at twenty-foot (20') intervals, and closer in equipment rooms and where required to provide adequate identification, using snap-on pipe markers with direction of flow and service indication. Punched plastic tape will not be accepted. Provide safety guards for all equipment having belt drives, flexible couplings, projecting shafts or other exposed rotating parts. Provide valves in locations indicated on the plans and elsewhere as called for and as required to provide isolation of equipment or fixtures and to provide drainage of all low points in water line.

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HVAC Specifications

All new work down stream of existing VAV boxes, i.e. flex-duct and diffusers will be provided in conformance with approved Drawings. Provide and incorporate Automatic Temperature controls, and EMS programming (Base Building Standard) for all additional VAV boxes installed. Supplemental units will have EMS interface and flow switch with condenser water system. Alarm notification and service for tenant equipment installed will be responsibility of tenant. Diffusers, registers and grilles shall be Building Standard unless noted otherwise and shall be provided with frames compatible with ceiling type: Ductwork shall be constructed, braced and reinforced in accordance with SMACNA Standards. All systems and accessories will be install in accordance with Drawings and Specified herein.

Rigid and Flexible Duct Work

New ductwork will be constructed of new, prime grade, continuous hot-dip mill galvanized, and lock-forming quality steel sheets. Provide manually operated volume control dampers in duct branches, splits and taps for proper balancing of air distribution. All elbows not constructed with a centerline radius of at least 150 percent of the duct width or diameter shall be provided with turning vanes in accordance with SMACNA Standards.

Flexible duct for connections in low pressure duct systems shall be Thermeflex, Wire Mold, Atco or Flexmaster rated for a maximum of ten inches (10") W.G. positive and two inches (2") W.G. negative and maximum velocity of 5,000 FPM and listed by UL, under UL-181 Standards as a Class I Air Duct connector and complying with NFPA Standards 90-A and 90-B and factory insulated. Where duct connections are made to fans and between ferrous metals and non-ferrous metals in low velocity systems, install a non-combustible flexible connection of twenty-nine (29) ounce neoprene coated fiberglass fabric a minimum of six inches (6") wide, and with sufficient slack to prevent tearing due to movement. Securely fasten flexible connections to round ducts with stainless steel or heavy-duty plastic draw bands with worm gear fastener. 6. Flexible ductwork installation shall be as short and straight as possible with a maximum length of six feet (6'). Centerline radius of bends shall be not less than two (2) duct diameters. Make connections with sealant and clamps. Flexible duct will not penetrate floors, or any partition designated on the Drawings as fire and smoke partitions. All standards apply to new and relocating of existing ductwork and accessories. ***New or modified rigid ductwork provided only in association with new or relocated VAV boxes as quantified below.***

Perimeter Diffusers

Linear slot diffusers - 4 ft, 2 slot, 2 way with 8" dia inlet (or) 4 ft, 3 slot, 2 way with 10 " dia. MF: Donco J slot (provide Factory center notch and center tee and "kurf " Tile edges to lay flat). Plenum shall have 1/2" internal lining. Maximum plenum heights will as indicated on Drawings. Diffuser face will be factory painted with white enamel paint to match ceiling construction. Frame will match ceiling type and will provide center notch in 4"-0" long diffuser for installation in a 2'x2' lay-in ceiling. Provide factory applied (field removable) center tee. Plenum will have integral damper.

Interior Diffusers

Perforated face - 2ft by 2 ft lay in type with mounting frame to match ceiling. Provide round/square inlet connection, opposed blade volume damper and neck sizes as indicated on Drawings. Diffusers installed in layer ceiling grid will have edge detail to match grid type, and will be regressed or flat to match adjacent ceiling tile. Diffusers installed in drywall ceiling will have one-inch frame.

Thermostats (Base Bldg. Standard)

Install one (1) Direct Digital Control thermostat for each additional VAV Box installed.

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VAV Boxes (Base Bldg. Standard)

Exterior VAV Box – Variable Air Volume Terminal Units-Fan Powered, Electric Heat Type – Parallel.

Interior VAV Box - Variable Air Volume Terminal Units-Shut Off-Electric Heat Type.

Install new VAV Boxes with electric resistance heater identified as “New” on Drawings and Specified herein. Provide high velocity, pressure independent, variable volume control units with capacities indicated. Relocate any existing VAV Boxes as noted on the Drawings to facilitate access for slab-to-slab demising partitions only. **Limited to two (2) new VAV boxes and two (2) relocated VAV boxes per floor.**

Supplemental Cooling

One (1) single unit up to 4-Tons of supplemental air conditioning for 25,000 to 30,000 RSF of office space will be of a packaged environmental control unit for spot cooling. Configuration is to be horizontal for ceiling mounting and sized to fit 2' x 2' ceiling grid. Service access is to be through hinged filter and grille frame at the bottom of unit Fan will be double inlet, direct drive, and dynamically balanced blower with multiple forward curved blades. Filters are to be one inch (1") thick, twenty inch (20") by twenty-inch (20") disposable type and will be accessible through a hinged return air grille. Vibration isolators will be an integral part of the cabinet. Refrigeration System is to be completely pre-piped using type "L" copper, and will include expansion valve with external equalizer, filter-dehydrator, and access fittings on the suction and liquid line. The hermetic compressor is to be provided with vibration mounting springs, line break internal protection system, forced feed lubrication, and internal pressure relief valve. The evaporator coil will have multiple circuits for efficient heat transfer and low-pressure drop, and be manufactured with seamless copper tubes and mechanically bonded aluminum fins. Electrical components including all contactors, relays, control transformers, and capacitors will be pre-wired and mounted within the hermetic cooling section. A sensing device will be installed at the evaporator drain pan to stop unit operation prior to overflow condition. Control system will be completely solid-state and will employ no moving parts. One (1) single unit up to 6-Tons of supplemental air conditioning for 40,000 to 50,000 RSF of office space will have same specification as above. **Limited to Telephone/Data equipment rooms or conference room.**

Exhaust Fans:

Ceiling type exhaust fans will be similar and equal to in-line Cook “GN-Series”, with direct drive fan, integral face grille, and insulated cabinet with back draft damper and integrate speed controller. Fans will be designed for operating on 120-voltage single-phase rating. **Limited to Pantries and Tenant Equipment Room not provided with supplemental cooling.**

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- Life Safety Specifications** All items furnished under this section of the Specifications will be provided with the necessary accessories and appurtenance to coordinate fully with the base building Fire and Smoke Detection and Alarm Systems, including all status indication provisions, and all provisions for remote operation from a designated location by Fire Department personnel or other authorized personnel.
- Sprinkler System** Modify existing sprinkler system to accommodate proposed tenant layout per NFPA and local code requirements. Include any and all coordination required (including but not limited to quick response sprinkler heads and the cutting and placing of ceiling tiles for sprinkler heads) to assure a smooth sprinkler system installation. Sprinkler head type will be fully concealed with whiter cover plates installed in center of tile.
- Pre-action System** Install one (1) electric/pneumatic double interlock pre-action system that utilizes a deluge valve controlled by a pneumatic actuator limited to 500 RSF of coverage. Normally held closed by a supervisory pressure maintained in the automatic sprinkler system and a normally closed electric solenoid valve, which is controlled by the system control panel in conjunction with a compatible detection system. Both the electric detection system must activate and supervisory pressure must be relieved from the sprinkler system before the deluge valve will open to fill the sprinkler system piping with water. If the electric system alone operates due to fire, damage or malfunction, than an alarm will activate but the deluge valve will not open. In fire conditions, operation of both the detection system and a sprinkler is required before the deluge valve will open allowing water to enter the system piping. Activation of the system alone, or operation of a sprinkler alone, will sound an alarm but will not cause the system to fill with water.
- Fire Alarm** Modify existing fire alarm system to provide new alarm stations, horns, flashing lights and zone modules to provide floor annunciation and type of device annunciation in accordance with NFPA, A.D.A. and local jurisdiction requirements.

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Standard Packages

Pantry Cabinets

Provide two (2) Pantries for 25,000 to 30,000 RSF of office space. Each pantry package will include ten (10) linear feet of 24" deep plastic laminate countertop with 4" backsplash over plastic laminate base cabinets with melamine interiors and one adjustable shelf per cabinet (Merillat Cabinets or equal). Upper plastic laminate cabinets to be 1'0" deep with melamine interiors and one adjustable shelf per cabinet. All cabinets to have 4" chrome wire pulls. Three (3) Pantries will be provided for 40,000 to 50,000 RSF of office space and will have same specifications as above.

Pantry Equipment

Each Pantry package will include the following equipment:

- One (1) Sink w/faucet-Elkay Lusterton LRAD-2522-65-2, stainless steel, and self-rimming sink w/3 hole punch.
- One (1) Elkay, LK-4160 Faucet.
- One (1) Full height refrigerator – GE TBX25PAB, white/white, with Model-1M3 automatic factory installed icemaker.
- One (1) Optional Under counter refrigerator – GE TAX65NXWH, white/white.
- One (1) Dishwasher – ASKO 1585WH, white/white.
- One (1) Microwave – GE JEM31WV, white/white
- One (1) Disposer – In-Sink-Erator Badger I, 1/3 HP.
- One (1) Waterheater – A.O. Smith #DEL-10; 10 gallon capacity

Conference Room Package

Provide up to three (3) Conference Rooms @ a maximum of 5% of RSF, for 25,000 to 30,000 RSF of office space. Each Conference Room package shall include the following: Twelve (12 - maximum) building standard fluorescent downlights with Twelve (12 - maximum) building standard double switched 2'x2' fluorescent fixtures. Install one (1) Electric recessed projection screen – Da-lite Boardroom Electrol (or equal), 8'x8' (maximum) dimension, matte white finish. Install 4" wood base with stain or paint finish. Install one (1) surface mounted white board: Egan Visual International, Egan Etex Visual Cabinet, 4"x4', Textured Laminate finish. Install (15) linear feet of 24" deep plastic laminate countertop with half-round wood edge (stain or paint finish) and 2" wood backsplash (stain or paint finish). Install base plastic laminate cabinets with melamine interiors and one adjustable shelf per cabinet (Merillat Cabinets or equal). Cabinets to have 3" chrome wire pulls. Up to five (5) Conference Rooms @ a maximum of 5% of RSF, for 40,000 to 50,000 RSF of office space will be provided and will have same specifications as above.

Reception Area Package

Provide one (1) Reception Area @ a maximum of 500 RSF and install ten (10 - maximum) building standard fluorescent downlights with fifteen (15) building standard double switched 2'x2' fluorescent fixtures. Install 4" wood base with stain or paint finish. Provide and install one (1) plastic laminate reception desk, not to exceed \$4,000. Approximately 6'x8' U-shape, 30" deep countertops with three (3) grommets, pencil drawer, box/box/file plastic laminate pedestal, plastic laminate 3' wide lateral file cabinet, and 9" deep plastic laminate ledge with half-round edge (stain or paint finish).

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Workroom Package	Provide one (1) Workroom for 25,000 to 30,000 RSF of office space and install (20) linear feet of 24" deep plastic laminate countertop with 4" backsplash over plastic laminate base cabinets with melamine interiors and one adjustable shelf per cabinet (Merillat Cabinets or equal). Upper plastic laminate cabinets to be 1'0" deep with melamine interiors and 3 adjustable shelves (pin and hole adjustment). All cabinets to have 4" chrome wire pulls. Provide one (1) Workroom for 40,000 to 50,000 RSF of office space and install (30) linear feet of same specification.
Upper Floor Elevator Lobby Package	Install fourteen (14 - maximum) building standard fluorescent downlights with fifteen (15 – maximum) building standard double switched 2'x2' fluorescent fixtures. Install 4" wood base with stain or paint finish.
<u>Upgrade Packages</u>	
Upgrade to Conference Rooms	Same specification as Standard Package, except replace counter top with granite, 1" finished half-round edge, of standard Absolute Black, Dakota Mahogany, or Verde slab, with Stained Wood Cabinet exterior or Upgraded Plastic Laminate (Formica or equal) cabinet exterior and Egan Etex Visual Cabinet, 4'x4', wood stain finish in lieu of standard white board.
Upgrade to Reception Area	Same specification as Standard Package but increase Reception desk allowance to \$7,000, which includes Stain wood or Upgraded Plastic Laminate (Formica or equal) exterior surfaces with 9" wide granite ledge, 1" finished half-round edges, of standard Absolute Black, Dakota Mahogany, or Verde slab. Add 18" granite border of 12"x12" tiles at floor, standard Absolute Black, Dakota Mahogany, or Verde.
Upgrade to Upper Floor Elevator Lobby.	Same specification as Standard Package, except add ½" thick MDF panels applied to existing drywall with ½" painted reveals. Add 18" granite border of 12"x12" tiles at floor, standard Absolute Black, Dakota Mahogany, or Verde. Apply Scuffmaster (or equal) textured paint to elevator doors and surrounds.
Upgrade to Suite Door and Frames	Install double floor to ceiling Herculite (or equal) glass doors with continuous polished rails (top and bottom) and matching hardware. Matching 3'0" wide sidelights on each side of doors with continuous polished rails (top and bottom). Limited to feature door pairs at both sides of upper floor lobby.
Upgrade to Interior Doors and Frames	Install 3'0" x 8'0" stain grade door in two-inch aluminum frame with fifteen 15-inch integral side light with 3/8" tempered glass.
Upgrade Interior Partitions (Insulated)	Install slip joint at top of runner, floor assembly above continuous sealant, suspend acoustical ceiling system, ceiling edge trim at gypsum wallboard (GWB) edges using typical (USG Metal Trim 200-B) or equal. Install 2-1/2" 25 gauge (GA) metal studs at 24" O.C., and one (1) layer ½" GWB on each side. Install 1-1/2" sound attenuation insulation for an improved sound transmission reduction. Limited to separation walls between perimeter offices.