

SPECIFICATIONS SUMMARY FOR:

Public Agency Training Council

BUILD TO SUIT

Site 14 AmeriPlex

Indianapolis, Indiana 46241

February 13, 2009

Accepted:

Charles Marshall, Asset Manager
Holladay Property Services
Date:

Tim Helton, Construction Manager
Holladay Construction Group
Date:

Title
Tenant
Date:

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These specifications are provided to establish the scope of work as outlined herein and are not to be considered all inclusive nor complete, but merely as a guide of the major items to be included.

1.0 GENERAL CONDITIONS

1.1 Project Summary

The specifics of this project description are based on the floor plan, site plan and outline specifications as prepared by Holladay Properties, which are dated February 6, 2009. The project consists of a 15,008 SF single story office, training and production area facility

The site work shall be competitively bid and not as an Allowance. The Soil Borings have been included with this package and shall be used in conjunction with the Bidding Documents to arrive at a complete Site work Number. It is assumed the site infrastructure shall be extended and connected to the existing infrastructure presently in the park.

The 2.281-acre site shall be configured to accommodate parking per the ordinance. An Alternate shall be given for the future parking areas and should not be included in the Base Bid.

The building shall be constructed of load bearing pre-cast concrete wall panels with a single-ply mechanically fastened and ballasted EPDM membrane roof. The structure shall be conventional steel framing consisting of wide flange and tube columns, open web steel joists and joist girders and steel beams.

1.2 Permits

The contractor shall obtain and include the costs of all site and building related permits and plan review fees necessary to construct the facility as required by the owner/tenant to occupy the facility including EDU fees, water tap/meter and sanitary sewer service and tap fees. State design release fees, City Review fees and utility connect fees shall be paid by Holladay Properties.

1.3 Quality Control and Testing

Holladay Properties has contracted with a reputable geotechnical services company to provide soil borings for the site to investigate the subsurface conditions and determine the allowable soil bearing design capacity as well as design recommendations for slabs on grade, pavements and foundations.

The Contractor shall employ the services of a reputable geotechnical firm for the express purpose of providing services including but not limited to soil compaction, concrete testing, structural steel and roofing inspections.

1.4 Design & Consulting Services

Holladay Properties has contracted with "ARCHITECT TBD" to provide Design Services for this project. Services shall be provided for architectural design, structural engineering, civil engineering and landscaping. The mechanical, electrical, plumbing, irrigation and fire suppression systems design shall be provided by the general contractor's design/build subcontractors and shall be based on the performance criteria outlined in this document. All design work shall be coordinated with the general contractor, the Architect, Holladay Properties and a designated representative from the eventual tenant.

1.5 Materials and Workmanship

All materials specified in this project shall conform to the latest standard specifications of:

- American Concrete Institute
- American Institute of Electrical Engineers
- American Institute of Steel Construction
- American Society of Civil Engineers
- American Society of Mechanical Engineers
- American Society of Testing Materials
- American Welding Society
- National Electric Code
- National Fire Protection Association
- Uniform Building Code

All workmanship shall be consistent with the best practice of the various building trades and shall conform to the standards of good construction for that particular class of work.

2.0 SITE WORK

2.1 General

The pavement for automobiles shall be light duty asphalt pavement. The building pad and pavement designs shall be based on the recommendations of the geotechnical engineering and testing company. All subgrade shall be compacted in accordance with the geotechnical report.

2.2 Site Preparation

The contractor shall perform site preparation work as required by the building configuration, floor slab elevation and overall site characteristics. This work shall include but not be limited to necessary clearing, grubbing, striping and stock piling of topsoil, removal of existing structures and improvements and disposal of all debris and waste materials. The contractor can assume the site is not "balanced" and shall require the importation of material from off-site.

2.3 Concrete and Asphalt Pavements

All paved areas shall have sub-grade compacted to 95% standard proctor and include:

| | |
|--------------------------|--|
| Light Duty Paving | <ul style="list-style-type: none"> • 6" compacted stone base • 2" asphalt binder • 1" asphalt surface |
|--------------------------|--|

All paving within public right-of-way shall be constructed per the governing specifications and requirements. Pavement type and placement shall be in conformance to Indianapolis standard specifications.

Four inch (4") thick reinforced concrete sidewalks and stoops shall be provided. Dumpster pad concrete paving to be per geo tech recommendations. All walks shall receive a broom finish and an application of a curing and sealing compound.

All paved areas for automobiles shall be striped with two coats of traffic grade paint. Striping shall be 4" wide, white paint. All striping, markings and signage shall be provided as required by the Indiana Handicap Accessibility Code and the Americans with Disabilities Act.

2.4 Landscaping and Irrigation

Contractor shall provide a landscaping and irrigation allowance. This allowance includes the seeding and sodding of all disturbed areas and shall be in conformance with local zoning ordinances and local Development Guidelines.

2.5 Site Lighting

The parking lot lighting shall be designed using the following criteria. Lighting shall consist of 400-watt, metal-halide shoebox style fixtures consistent with the Park Covenants, mounted atop 30' tall bronze finished poles on 30" concrete bases. Site lighting shall be provided together with the exterior building lighting to provide an average light level of 0.5 foot-candles (See Section 16.4).

2.6 Site Utilities

The contractor shall provide adequate distribution systems for the following utilities:

| | |
|---------------|---|
| Power: | Provide a main electric service of 600 Amp 277/480 volt, 3-phase, 4-wire service to the building. Underground service to the building, including transformer, to be provided by utility. Empty conduit raceways to be provided from building to ROW by contractor. Provide 3 phase protection per utility company's standards |
|---------------|---|

| | |
|-------------------------|---|
| Gas: | Citizen's Gas shall provide natural gas service to the building. The general contractor is responsible from 5' outside of building, including all service piping. |
| Water: | The contractor shall provide a meter, vault and backflow preventer for a 2" domestic water line to the building, as required for restrooms, hose bibs and miscellaneous fixtures. An additional meter and backflow preventer shall also be provided for the irrigation system with a 1-1/2" stub at exterior wall. |
| Sanitary: | The contractor shall provide one (1) 6" lateral connection with manholes and clean-outs as required by local code into existing sanitary system. |
| Storm: | The roof water shall be collected by interior roof drains and connected to the site storm system within 5' of the building perimeter. |
| Fire Protection: | Ordinary Hazard throughout. DP Contractor to size main line. |
| Telephone: | One (1) telephone demarcation shall be provided to the building in a location to be designated by the building owner/tenant. Additional demarcations, if required, are not included. General contractor shall coordinate with SBC or AT&T for installation of the demarcation point. Telephone distribution, wiring, outlets and equipment is not included. |

3.0 CONCRETE

3.1 Foundations

The foundations shall be designed and constructed in accordance with the recommendations of the geotechnical engineer. All exterior perimeter and column pad foundations shall bear below the frost line. Reinforced concrete shall have compressive strength of 3,000 psi at 28 days.

3.2 Slab on Grade

Concrete slabs on grade shall be constructed according to the following specifications:

| | |
|--|--|
| Office, Traing, Production and Warehouse Areas: | <ul style="list-style-type: none"> • 4" reinforced concrete • 4" compacted #53 granular base • 4,000 psi compressive strength at 28 days • $F_c=35$ and $F_t=25$ |
|--|--|

All construction joints shall be doweled. Cutting of control joints shall be per the structural engineer's recommendations. All slabs to be finished with a steel trowel to a smooth surface and treated with a curing and sealing compound.

3.3 Pre-cast Concrete Wall Panels

Exterior walls of building shall be load bearing, reinforced, insulated pre-cast concrete panels. Details on the panels shall include reveals and knockouts as indicated on the schematic drawings. All pre-cast panels to be designed and constructed in accordance with the most up-to-date quality assurance programs through the Pre-cast Concrete Association, Construction Specifications Institute and the American Concrete Institute.

See plans for indication of precast stamping and reveal patterns.

4.0 MASONRY

NA

5.0 METALS

5.1 Structural Metal Framing

All structural steel shall comply with ASTM A-36 and be designed in accordance with *AISC Specifications for Design, Fabrication and Erection of Structural Steel for Buildings*, including all local codes for applicable snow and seismic loading requirements. The structural system shall consist of wide flange and tube columns, open web steel joist and joist girders and steel beams. All steel framing shall receive one (1) coat of **gray** factory applied rust inhibitive primer. After erection, all welds and surface abrasions shall be cleaned field primed.

All steel joists and joist girders shall be designed and fabricated in accordance with the Steel Joist Institute.

Metal roof deck shall be 22-gauge, designed and fabricated in accordance with the Steel Deck Institute. Decking shall receive one (1) coat of **white** factory applied primer.

The minimum vertical clear height in the warehouse areas shall be measured to the lowest structural member, all sprinkler piping and other fixtures with the exception of roof drain risers, compressed air drops and other mechanical equipment not able to stay above clear height. The required clear height is to be **16'-0"**. **Bay spacing to be determined based on final space plan.**

5.2 Miscellaneous Metal Fabrications

Miscellaneous steel shall be provided as required for the work including support members for roof top units, exterior stairs and handrails, an interior roof access ladder and angle protectors at all overhead doors.

6.0 WOODS AND PLASTICS

6.1 Rough Carpentry

Includes all wood blocking, nailers, furring and framing with standard construction grade lumber to complete the new construction. Fire treated wood shall be used where required by code.

6.2 Finish Carpentry

To meet AWI premium grade as required. See standard TI spec.

7.0 THERMAL AND MOISTURE PROTECTION

7.1 Roofing Systems

A single-ply mechanically fastened .045 mil ballasted EPDM membrane roof shall be provided. A material warranty from the manufacturer is included for a period not less than twenty (20) years. Acceptable manufacturers include Firestone or Carlisle. The roofing contractor shall provide a labor warranty for a period not less than ten (10) years from the date of Substantial Completion. The EPDM system and component materials shall be listed by UL for Class C external fire exposure.

The roof insulation shall be rigid closed cell isocyanurate boards having a minimum density of 1.9 pcf, a minimum of 20-psi compressive strength and a total minimum system R-value of 12.5. The roofing contractor shall include any tapered insulation to insure positive drainage at all points of the roof. All membrane side-wall flashing shall be a minimum of .060 mil uncured EPDM material installed in accordance with the manufacturer's recommendations.

7.2 Flashing and Sheet Metal

All piping and vents, which penetrate the roof membrane shall be flashed using the appropriate molded or fabricated flashing and be installed by the roofing contractor. All sheet metal copings and flashing shall be minimum of 24 gauge pre-finished galvanized steel with a factory applied Kynar 500[®] finish and shall be designed and installed per SMACNA specifications. Color selection from standard selections is included.

7.3 Building Insulation

Fiberglass batt insulation shall be provided at any exterior stud walls, over soffits and over any heated spaces. The insulation shall be 6" thick fiberglass having an R-value of 19. The insulation shall be installed to provide thermal closure

for the office portion of the project. 1½" rigid insulation having an R-value of 7.5 shall be installed at any furred-out spaces along exterior concrete walls.

7.4 Joint Sealants

All interior and exterior pre-cast panel joints shall be caulked with a two-(2) component polyurethane-based sealant from top to bottom of panel. A closed cell backer rod shall be installed as required. Additional caulking shall be provided at the intersection of two different materials to insure a weatherproof seal. Fire rated caulking is included at the MFL wall only.

All exterior concrete paving (i.e. dock apron, sidewalks and stoops) shall have construction joints sealed per the structural engineer's recommendations.

Caulking of interior slab control joints is not included.

8.0 DOORS AND WINDOWS

8.1 Exterior Metal Doors and Frames

All exterior personnel doors shall be 3'-0" x 7'-0" x 1¾" and insulated. The doors shall have a 16-gauge cold-rolled steel face. Door frames shall be 14-gauge cold rolled steel. All exterior doors and frames shall have a factory applied baked on rust inhibitive primer. Doors shall be shop prepared to receive mortise hardware as required by the specific door and it's location. All exterior doors and frames shall include weather stripping, silencers, continuous rain guard, sill sweep, heavy-duty closer and peephole.

8.2 Interior Wood Doors and Metal Frames

All interior doors shall be 3'-0" x 7'-0" x 1¾" solid core wood doors with a plain sliced medium birch or maple veneer. Finish color to be determined by owner/tenant. The frames shall be 16-gauge cold rolled steel and have a factory applied, baked on rust inhibitive primer. All doors and frames shall be prepared to receive hardware as required by the specific door and it's location.

8.3 Sectional Overhead Doors

The building includes ONE power operated 10' x 10' Thermacor® sectional doors as manufactured by Overhead Door Company or equal. All overhead doors shall have a 24-gauge factory finished face and be insulated with a polystyrene core and an inner steel liner. All hardware, locking devices and weather stripping shall be provided.

8.4 Aluminum Entrances and Storefronts

The window system and framing shall be constructed of 1" insulated, medium performance coated glass in a thermally broken, clear anodized aluminum frame, as manufactured by Kawneer® or equal. The entry doors shall consist of medium stiles and rail construction with push/pull handles, closures and offset pivots. Doors shall be prepared with Best locking cylinders and interchangeable cores and shall conform to the requirements of the Indiana Building Code, the Indiana Handicap Accessibility Code and the Americans with Disabilities Act.

8.5 Hardware

All locksets shall be Best 73K #14D lever Series, medium-duty locksets in 626 Satin finish. All locksets to be supplied with cores ordered with building owners Best account. Contact building owner for account number. Door hardware consists of locksets, hinges, silencers, wall stops, closers and push, pull and kick plates according to the door schedule and the following standards:

8.6 Screws, Fasteners, and Tools:

Finish exposed fasteners to match item fastened. Make fasteners of the same metal as item fastened, except use stainless steel for aluminum items. Provide exposed fasteners with security pin head torx.

8.7 Hinges:

Interior door hinges: Steel, plated .134 minimum thickness except as noted, ball bearing. Provide heavy weight .180 minimum thickness on doors wider than 3'0. Exterior door hinges: heavy weight .180 minimum thickness. Hinge size 4-

1/2 x 4-1/2 unless otherwise noted in this schedule.

Provide quantities as follows:

| | |
|---------------------------------------|------------|
| Doors less than 5 feet high | 1 Pair |
| Doors 5 feet to 7 feet 6 inches high | 1-1/2 Pair |
| Doors over 7 feet 6 inches to 10 feet | 2 Pair |

8.8 Locks and Latches:

Locks and latches shall be mortise type, in accord with ANSI / BHMA standard A156.13 1994.

8.9 Exit Devices:

Provide exit devices with features, functions and options as shown in the hardware sets.

Exit devices: Of the push pad design with grooved interior mechanism case -**exposed rods**. Device shall incorporate a fluid dampener, which decelerates the push pad on its return stroke eliminating most noise associated with the device operation. Provide glass bead kits to provide clearance for raised glass trim.

Lever trim shall incorporate a breakaway feature. When locked, the rigid lever will break away when more than 35 pounds of torque is applied.

8.10 Closers:

Provide door closers with features, functions and options shown in the hardware sets.

Materials and construction: High strength cast iron cylinder with full rack and pinion action. Spring power adjustable to 50%. Provide separate non-critical screw valves for regulation of latch speed, sweep speed, and back check. Hydraulic fluid type, requiring no seasonal adjustment for temperatures ranging from 120 degrees F to -30 degrees F.

Provide brackets, drop plates, spacer blocks, and accessories required to insure proper installation.

Parallel arms, extra duty forged steel main arm, forearm and shoe.

8.11 Pull Plates:

Pull plates: 4 x 16 .050 stainless steel with radius corners. Grip shall be one-inch diameter solid bar stock 8 inch CBC.

8.12 Push Plates:

Push plates: 10 inches wide x 20 inches high except reduce width to one inch less than lock stile when required. Stainless steel .050 with radius corners.

8.13 Kickplates:

.050 stainless steel 10 inches high (except reduce height 1/2 inch less than bottom rail when required) x 2 inches less than door width on singles and 1 inch less on pairs. Fasteners full threaded, countersunk, undercut, stainless steel sheet metal screws.

8.14 Screws, Fasteners, and Tools:

Finish exposed fasteners to match item fastened. Make fasteners of the same metal as item fastened, except use stainless steel for aluminum items. Provide exposed fasteners with security pin head torx.

8.15 Locks and Latches:

Locks and latches shall be heavy-duty mortise type, in accord with ANSI / BHMA standard A156.13 1994, Series 1000, Grade 1.

COORDINATE ALL HARDWARE WITH OWNER SECURITY AND ACCESS CONTROL CONSULTANT**9.0 FINISHES****9.1 Gypsum Wallboard Assemblies**

Typical partition wall construction will consist of one layer 5/8 in. Type "X" gypsum wall board applied to each side of metal studs with 1 in. type S drywall screws 8 in. o.c. to vertical edges and 12 in. o.c. to intermediate studs. Stagger joints 24-in. o.c. each side. All wet wall applications to receive water resistant gypsum wallboard. Refer to ASTM C 11 for definitions and terms for gypsum board assemblies. Walls higher than 10'0" shall have intermediate stiffeners in place.

9.2 Steel Partition and Soffit Framing

Components, General: As follows:

Comply with ASTM C 754 for conditions indicated.

Steel Sheet Components: Complying with ASTM C 645 requirements for metal and with manufacturer's standard corrosion-resistant zinc coating.

Steel Studs and Runners: ASTM C 645.

Minimum Base Metal Thickness: 0.0312 inch.

Fasteners for Metal Framing: Of type, material, size, corrosion resistance, holding power, and other properties required to fasten steel members to substrates.

9.1 Interior Gypsum Wallboard

Panel Size: Provide in maximum lengths and widths available that will minimize joints in each area and correspond with support system indicated.

Comply with ASTM C 840 for application and ASTM C36 for material.

9.2 Trim Accessories

Interior Trim: ASTM C 1047.

Material: Galvanized or aluminum-coated steel sheet or rolled zinc.

Cornerbead: Use at outside corners [, unless otherwise indicated].

LC-Bead: J-shaped; exposed long flange receives joint compound; use at exposed panel edges.

9.3 Joint Treatment Materials

General: Comply with ASTM C 475.

9.4 Joint Tape:

Interior Gypsum Wallboard: Paper.

Joint Compound for Interior Gypsum Wallboard: For each coat use formulation that is compatible with other compounds applied on previous or for successive coats.

Prefilling: At open joints and damaged surface areas, use setting-type taping compound.

Embedding and First Coat: For embedding tape and first coat on joints, fasteners, and trim flanges, use drying-type, all-purpose compound.

Fill Coat: For second coat, use drying-type, all-purpose compound.

Finish Coat: For third coat, use drying-type, all-purpose compound.

9.5 Acoustical Ceilings

Manufacturers

Acoustical panels: Armstrong or USG as indicated by the drawings

Suspension system: Armstrong or USG as indicated by the drawings

9.6 Acoustical Panels

Acoustical Panel Standard: Provide manufacturer's standard panels of configuration indicated that comply with ASTM E 1264 classifications as designated by types, patterns, acoustical ratings, and light reflectance, unless otherwise indicated.

Mounting Method for Measuring Noise Reduction Coefficient: Type E-400; plenum mounting in which face of test specimen is 15-3/4 inches away from test surface per ASTM E 795.

9.7 Metal Suspension system

Metal Suspension System Standard: Provide manufacturer's standard direct-hung metal suspension system of type, and finishes indicated below that comply with applicable ASTM C 635 requirements.

Attachment Devices: Size for five times design load indicated in ASTM C 635, Table 1, Direct Hung, unless otherwise indicated.

Anchors: Fabricated from corrosion-resistant materials with holes or loops for attaching hanger wires and capable of sustaining, without failure, a load equal to 10 times that imposed by construction as determined by testing according to ASTM E 488 by a qualified independent agency.

Type: As required for location into plank and as suggested by anchor manufacturer's written recommendations

Wire Hangers, Braces and Ties: Provide wires complying with the following requirements:

ASTM A 641 zinc coating, soft temper. Tie wire to be 18 gauge galvanized wire. Hanger wire to be 8 gauge galvanized annealed wire.

Edge Moldings and Trim: Manufacturer's standard moldings for edges and penetrations that fit acoustical panel edge details and suspension systems indicated; formed from same material and finish as that used for exposed flanges of suspension system runners.

For lay-in panels with reveal edge details, provide angle molding that forms reveal of same depth and width as that formed between edge of panel and flange at exposed suspension member.

For circular penetrations of ceiling, provide edge moldings fabricated to diameter required to fit penetration exactly.

For narrow-face suspension systems, provide suspension system and manufacturer's standard edge moldings that match width and configuration of exposed runners.

Hold-Down Clips: Where indicated on the construction documents in the finish schedule, provide hold-down clips spaces 24 inches o.c. on all cross tees.

9.8 Flooring

Carpet

All carpet specified to be nylon carpet tile.

Trowelable Leveling and Patching Compounds: Latex-modified, hydraulic-cement-based formulation provided by or recommended by the carpet manufacturer.

Adhesives: Water-resistant, mildew-resistant, non-staining type to suit products and subfloor conditions indicated, that complies with flammability requirements for installed carpet and that is recommended by the carpet manufacturer.

Seaming Cement: Hot-melt adhesive tape or similar product recommended by carpet manufacturer for taping seams and butting cut edges at backing to form secure seams and to prevent pile loss at seams. All field cut seams to be sealed with latex seam sealer.

Provide 5% attic stock to building owner.

Vinyl Base

Wall Base to comply with ASTM F 1861

Adhesives to be water-resistant as recommended by vinyl base manufacturer.

Provide 5% attic stock to building owner.

Vinyl Composite Tile

The area to receive resilient flooring should be maintained at a minimum of 65°F (18°C) and a maximum of 100°F (38°C) for 48 hours before, during and for 48 hours after completion. When using S-240 Epoxy Adhesive the maximum room temperature should not exceed 85°F (29°C).

Adhesive application should meet with manufacturers recommendation based on substrate.

Conduct calcium chloride tests. Bond Tests should also be conducted for compatibility with the substrate.

Before installing the material, plan the layout so tile joints fall at least 6" away from subfloor/underlayment joints. Do not install over expansion joints.

Provide 5% attic stock to building owner if area covered is under 500 sf. Provide 2% stock when area is over 500 sf.

Ceramic Tile

Installation Accessories

Trowelable Leveling and Patching Compounds: Latex-modified, portland-cement-based formulation provided or approved by flooring manufacturer for applications indicated.

Adhesives: Water-resistant type recommended by manufacturer to suit resilient products and substrate conditions indicated.

Metal Edge Strips: Extruded aluminum with mill finish of manufacturer's standard width, of height required to protect exposed edge of tiles, and in maximum available lengths to minimize running joints.

ZINC Transition Strips: Provide transition strips as necessary.

Provide 5% attic stock to building owner.

9.9 Painting

General

All gypsum board assemblies to receive one coat primer and two coats **semi gloss** finish paint. All metal door frames to receive two coats oil base paint.

Paint all interior side of precast walls where exposed to finished space (production area).

This Section includes surface preparation, painting, and finishing of exposed interior and exterior items and surfaces.

1. Surface preparation, priming, and finish coats specified in this Section are in addition to shop-priming and surface treatment specified under other Sections.
 - A. Paint exposed surfaces whether or not colors are designated in schedules, except where a surface or material is specifically indicated not to be painted or is to remain natural. Where an item or surface is not specifically mentioned, paint the same as similar adjacent materials or surfaces. If color or finish is not designated, the Designer will select from standard colors or finishes available.
 1. Painting includes field-painting exposed bare and covered pipes and ducts (including color coding), hangers, exposed steel and iron work, and primed metal surfaces of mechanical and electrical equipment.
 - B. Painting is generally not required on prefinished items, finished metal surfaces, concealed surfaces, operating parts, and labels. The following subparagraphs are lists that include, but are not limited to, the items listed.
 1. Concealed surfaces not to be painted include wall or ceiling surfaces in the generally inaccessible areas such as the plenum.

Operating parts not to be painted include moving parts of operating equipment, such as the following:

 - a) Valve and damper operators.
 - b) Linkages.
 - c) Sensing devices.
 - d) Motor and fan shafts.

Labels: Do not paint over Underwriters Laboratories, Factory Mutual or other code-required labels or equipment name, identification, performance rating, or nomenclature plates.

Manufacturers

Manufacturer: Subject to compliance with requirements, provide products of one of the following:

1. Sherwin Williams
2. Benjamin Moore.

Architect to select and specify paint colors from one of the above manufacturers. Contractor shall use the brand specified by Designer. Substitutions or formula matching with off-brands will not be accepted.

Paint Materials, General

Material Compatibility: Provide block fillers, primers, finish coat materials, and related materials that are compatible with one another and the substrates indicated under conditions of service and application, as demonstrated by the manufacturer based on testing and field experience.

Material Quality: Provide the manufacturer's best quality paint material of the various coating types specified. Paint material containers not displaying manufacturer's product identification will not be acceptable.

Colors: Provide colors as indicated in the construction documents. Where not indicated, provide colors as selected by owner/tenant from manufacturer's full range.

Provide 5 gallons to building owner at project closeout.

10.0 SPECIALTIES

10.1 Signage

Dock door numbering for all overhead doors is included and shall be in conformance with AmeriPlex Development Guidelines. Vinyl graphics application of tenant's business name and suite number on building entry sign is included.

Contractor to provide power to the road side sign and set the Owner provided limestone cull located per the contract documents.

An allowance of **\$10,000** should be included for building signage. Contractor shall provide not more than two (2) electrical connections for tenant supplied signs on two (2) faces of the building. **PRIOR TO INSTALLATION, HOLLADAY PROPERTIES MUST APPROVE ALL TENANT BUILDING SIGNAGE.**

10.2 Fire Extinguishers

Fire extinguishers shall be supplied, installed and clearly marked throughout the building and spaced per Indiana code and the local fire department's recommendations and requirements. Fire extinguishers shall be supplied by the general contractor and maintained by the tenant. Provide Larsen's AL2409-6R semi-recessed fire extinguisher cabinets - white, full glass, in office and training areas.

10.3 Fire Department Key Box

Contractor shall furnish and install one (1) Knox® Key Box near the main entry doors for use by the local fire department.

10.4 Toilet Rooms

Provide restrooms with, soap dispenser, semi-recessed toilet paper dispenser, & grab bars per drawings.

Provide and Install 1/4" plate glass mirrors in restrooms in sizes and locations indicated on Drawings.

Provide floor mounted, overhead braced metal toilet partitions w/ manufacturer's standard baked on enamel finish, including chrome latch, coat hook and rubber bumper unless specifically altered by Drawings.

11.0 EQUIPMENT

NA

12.0 FURNISHINGS

Provide site furniture per the contract documents

13.0 SPECIAL CONSTRUCTION

No special construction is included.

14.0 CONVEYING SYSTEMS

No Conveying Systems are included.

15.0 MECHANICAL SYSTEMS

15.1 Fire Protection System

The building shall be completely protected by a wet pipe ordinary hazard sprinkler system inclusive of all piping, valves, risers, fittings, post indicator valves, check valves, fire department connections, electronic flow indicator switches, supports, anchors, hangers, sprinkler heads, accessories, test connections, drains, testing, inspections, design and engineering, permits and fees, approvals by governmental and fire department agencies and any other items required for the complete installation of the system

The design and installation of the system shall comply with all requirements of NFPA standards, insurance carrier requirements, all applicable codes, governmental regulations, ordinances and state and local fire department requirements.

| | |
|---------------------|---|
| Office Area: | White recessed sprinkler heads with a chrome escutcheon plate on concealed piping. System shall be designed to provide a discharge density of 0.15-gpm/sf over the most hydraulically demanding 2,500 SF area and includes a 250-gpm hose stream allowance. |
|---------------------|---|

The interior sprinkler system risers shall each be equipped with the following:

- One (1) - Butterfly control valve with tamper switch.
- One (1) - Water flow alarm switch.
- One (1) - Main drain assembly and pressure gage.

The main shall enter the building through the warehouse. Fire department service connections shall be 5" Siamese fittings and each shall have a supervised isolation valve and water flow indicator. All areas of the building exterior shall be within reach of 500' of hose when connected to the fire department service connection. FDC to be remote located Siamese valve.

15.2 Heating, Ventilation and Air Conditioning

The office, training and production area shall be air-conditioned utilizing multiple high efficiency gas fired roof top units for heating with electric air-conditioning. The office system shall be designed to meet the following climate criteria:

- Winter: 75° F inside when 0° F outside.
- Summer: 75° F inside when 95° F Dry-bulb & 78° F Wet-bulb @ 50% relative humidity.

The warehouse area shall consist of roof mounted direct fired make-up air units designed to perform according to the following climate criteria:

- Winter: 60° F inside when 0° F outside.

- Summer: No Air-conditioning required.

Each make up unit shall be equipped with a roof curb, inlet hood, programmable thermostats with battery back up and locking plastic covers, remote control panel and recirculation feature to avoid over-pressurization.

Lenex, Carrier equipment will generally **not** be accepted. York equipment will not be accepted.

All gas piping shall be black iron Schedule 40, with screwed fittings for pipes less than 2" in diameter and welded fittings for pipes greater than 2½" in diameter. Gas piping shall be extended from the individual gas meters with a minimum of 5-LB pressure to the equipment. The gas-piping risers shall be located inside the building with the remainder of the gas piping located on the roof.

Complete facility HVAC system includes balance, start-up and check-out and a standard one (1) year warranty from date of start-up.

All restrooms shall be exhausted to the outside as required by code.

15.3 Plumbing

All interior pipe trenches are to be backfilled with excavated materials or per the soil engineer's requirements. Supply and install complete sanitary waste and vent piping from 5' outside of the building to all fixtures and equipment. Clean-outs are to be installed at 50' O.C. and where required by code. All clean-outs located in the warehouse areas shall have a heavy-duty, traffic bearing cast-iron cover.

Supply and install domestic water piping from 5' outside of the building to all fixtures and equipment. All hot water and cold water piping shall be type "L" copper and insulated with 3/8" armafex insulation. All roof drains in the office areas shall be insulated. All insulating materials shall have a flame spread rating of less than 25 and a smoke spread rating of less than 50.

A minimum of two (2) frost-proof hosebibs shall be provided at the exterior of the building. Water service and valving shall be provided at a convenient location to serve the irrigation system.

All restrooms shall contain fixtures per the schematic drawings and as required by code. All fixtures shall be American Standard, Kohler or equal. All toilets shall be floor mounted flush valve type. All urinals shall be wall hung flush valve type. All lavatories shall be self-rimming, vitreous china. The mop sinks shall be floor mounted molded stone type with stainless steel splash-guards. At least one of each type of fixture shall be handicap accessible and shall conform to the Indiana Handicap Accessibility Code and the Americans with Disabilities Act.

Fixtures

- All Water Closets: Floor mount /Top Spud or Tank Type units as indicated on the drawings
- All Urinals: Wall hung /Top Spud w/ washout flush
- All Flushometers: Sloan Regal, **"high volume flush"**
- Vanity sinks: Vitreous China, self-rimming oval or as noted on Drawings
- Lavatory and Vanity faucets: Polished chrome, ADA compliant lever type
- Lavatory Sinks: Vitreous china, wall hung as noted on Drawings
- Janitors Closet Utility Sink & Faucet: Floor mount with back splash. Surround sink with FRP to 30" aff.
- Drinking Fountains: Wall mount, barrier free access
- All Exposed traps/piping to have Lav-Guard surround

All kitchen and break room sinks to have garbage disposal

See Section 17.0 for additional "Mechanical System" items included but not listed here.

16.0 ELECTRICAL

16.1 Service and Distribution Equipment

The contractor shall include a **600 Amp 480/277 V service** to the building. All service panels and main distribution equipment shall be located in a centralized Mechanical Area in warehouse. All distribution equipment shall be manufactured by Square D or approved equal.

Provide and install one dedicated circuit terminated in a junction box above the ceiling near the front door of the space to be utilized for tenant provided signage.

16.2 Interior Lighting

The lighting system shall achieve a minimum of 50-70 fc at the work surface in office and training areas, 40 fc in production area via T5HO fixtures and 35 fc in warehouse areas. Office and training area to be lit with fluorescent indirect fixtures. Provide "Nite-Lites" in various locations as indicated on the Drawings.

Miscellaneous

Provide ivory colored switch plates and receptacles throughout. Provide Exit signs and emergency lights with battery back-up per Uniform Building Code paragraph 1003.3.2.8

Electrical Outlets

Unless noted by drawings provided:

Provide Conference Rooms with four (4) 110v duplex wall receptacles and one (1) gang-box/conduit run stubbed above ceiling for data/ phone wiring and receptacle. Furnish pull string.

Provide each storage room with one (1) 110v duplex wall receptacle.

Provide each restroom with one (1) 110v GFI receptacle.

Provide each individual office with a 110v receptacle on three (3) walls and one data/telecom box with conduit to above ceiling.

Provide 110v receptacles in common areas such as corridors and vestibules not more than 50 feet apart.

Production area to receive (4) dedicated 50 amp circuits.

Phone/Data boxes

Provide single gang wall boxes throughout office in locations shown on the Drawings. Provide conduit run from gang box to above finished ceiling and furnish with nylon pull string. The pulling of data and phone wiring is the responsibility of tenant and shall not be included in this package.

16.3 Mechanical Equipment Connections

Connections to all mechanical equipment described herein is included, unless specifically excluded in the mechanical section of this specification.

16.4 Exterior Building Lighting

Exterior building lighting shall consist 400-watt metal halide wall mounted shoe-box fixtures. Additional lighting will be provided to accentuate the building's architectural features and enhance the building entrances. Provide exterior wall packs (Metal Halide) along back of building. Parking lot lighting is provided and described in Section 2.5 of this specification. Exterior building lighting will be controlled by a photocell and time clock. Provide a dedicated conduit and circuit to monument sign located on Site Drawings. This circuit should be tied into the Hose Panel and controlled by a timer. See Division 16 of Specifications.

Provide at least one (1) duplex weatherproof receptacle on each face of the building exterior.