

ELMGROVE CROSSINGS

LANDLORD BUILDING STANDARD WORKLETTER - OFFICE SPACE

CEILINGS:

Will be 2' x 2' lay-in, reveal edge, sound absorbent, suspended acoustical ceiling tile on metal grid, at a height of 10' above finished floor.

LIGHTING:

2' x 4' - 18 cell parabolic recessed fluorescent troffer light fixtures. Arrangement of one unit per 100 square feet of rentable floor area.

WALLS/PARTITIONS:

Walls separating tenant's demised premises shall be constructed using 6" steel studs with 5/8" fire rated gypsum board on each side, finished to the underside of the deck above, insulated, taped, finished, sanded and ready for paint.

Interior tenant partitions shall be constructed using 3 5/8" steel studs with 1/2" gypsum board on each side, taped, spackled, sanded and ready for paint. The wall cavity will be filled with 3 1/2" fiberglass sound batt insulation.

DOORS/HARDWARE/TRIM:

Entry to the demised premises will be 3' 8" x 7' 0" anodized aluminum door frame with full glass panel and sidelights, equipped with lockset and closer.

Interior tenant doors will be 1 3/4" x 3' 0" x 6' 8", solid core sliced red oak commercial grade, with Schlage passageset/lockset hardware (ADA Approved) and hollow metal knockdown frames.

Provide oak window sills, stained to match doors.

FLOORING:

Premium quality flooring consisting of 28-32 oz. carpeting and 1/8" x 12" x 12" vinyl composition tile, will be installed. Vinyl wall base as appropriate.

ELECTRICAL SERVICE:

Distribution panel provided for each space which shall have the capacity of 9.0 watts per square foot; to provide 3.0 watts per rentable square foot @ 120 volts for power distribution, 3.0 watts per rentable square foot for HVAC and 3.0 watts per rentable square foot for lighting.

Duplex receptacles - one 20 amp. 120 volt receptacle per 150 sq. ft. of floor area.

Switches - one per room or as required.

HVAC:

Rooftop, gas fired HVAC units, with economizers, programmable thermostats, required gas pipe and ductwork. Said system shall be designed to be capable of maintaining within tolerances normal in first class office buildings and subject to density factors of not more than one (1) person per 200 square feet, nor more than 7 watts (1.5 lighting; 5.5 power) of electrical load per square foot of each served. Heating and air conditioning system to be capable of maintaining the following conditions throughout the demised premises:

Summer: 74 degrees Fahrenheit dry bulb + - 2 degrees Fahrenheit

Winter: 70 degrees Fahrenheit dry bulb + - 2 degrees Fahrenheit

Year around daily ventilation comprising a minimum of 20 C.F.M. of fresh air, tempered as required, per person.

Provide ventilation fans in all restrooms and breakrooms .

FIRE PROTECTION:

Wet fire sprinkler system designed to Group 1 Occupancy, providing sprinkler density at a minimum of .15 over 1,500 sq. ft. at ceiling.. Such system shall be sufficient to comply with all applicable laws, regulations and ordinances. Electronically monitored fire alarm.

WINDOWS:

Provide 1" insulated tinted glass windows, with thermally broken frames.

PLUMBING:

Provide ADA compliant men's and women's restrooms sufficient in size to cover tenant needs.

Provide single bowl stainless steel sink in breakroom.

Provide ADA accessible drinking fountain.

CABINETRY:

Provide up to 8 LF upper/lower cabinets and countertops in breakroom.

PAINTING:

All drywall walls to be painted with one coat latex primer and one latex finish coat.

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LANDLORD BUILDING STANDARD WORKLETTER - WAREHOUSE SPACE

LIGHTING:

Will be unshielded, fluorescent ribbon light fixtures with four 4' tubes, affixed to bar joists. All fixtures to have electronic ballasts and T-8, cool white bulbs. All lighting will conform to tenant's equipment layout and/or racking configuration, and will provide a minimum of 20 foot candles at 30" above floor center on aisle.

WALLS:

Walls separating tenant's demised premises shall be constructed using 6" steel studs with 5/8" fire-rated gypsum board on each side, finished to the underside of the deck above, insulated, taped, finished, sanded and ready for paint.

DOORS/HARDWARE:

Loading dock overhead doors to be 10' x 10' steel insulated exterior commercial grade.

Access doors to be 1 3/4" x 3' 0" x 7' 0" insulated hollow metal with closer and Schlage lockset hardware (ADA Approved).

FLOORING:

6" reinforced concrete floor slab, sealed with 3 coats of clear sealer.

ELECTRICAL SERVICE:

Distribution panel to each space provided, which shall have the capacity of 5.5 watts per square foot; to provide 3.0 watts per rentable square foot @ 120 volts for power distribution, 1.0 watt per square foot for heating systems and 1.5 watts per rentable square foot for lighting.

Provide adequate switching and outlets.

HVAC:

Heating units to be suspended, gas fired area heaters as required.

FIRE PROTECTION:

Wet fire sprinkler system designed to Group 2 occupancy, providing sprinkler density at a minimum of .20 over 1,500 SF at ceiling. System shall be sufficient to comply with all applicable laws, regulations and ordinances. Electronically monitored fire alarm.

PLUMBING:

Provide mop sink or utility sink in warehouse or utility room.

PAINTING:

All drywall offices and/or firewalls to be painted with one coat latex primer and one latex finish coat.

MISCELLANEOUS:

Provide 4 1/2" x 10" x 24" laminated dock bumpers on the face of all loading docks.