



## PINNEY LIBRARY ROYSTER CORNERS

### GRAY BOX SCOPE OF WORK

9-3-2014

The following is a description of the included/excluded work for the Pinney Library Gray Box to be provided by the developer:

1. No concrete topping is included in the first floor 20,000 square foot Library space. A non-structural concrete topping is to be placed by the Library as part of their interior build out.
2. A concrete slab is provided in the Library mechanical room located in the parking garage.
3. Exterior stoops to have foundations under them to reduce frost heave.
4. Structural columns in library space are precast concrete.
5. Exterior framing to be steel studs without insulation, vapor barrier, or drywall.
6. Elevator shaft is masonry. Furring out of these walls or installation of additional sound attenuation is by the library.
7. Exterior walls to consist of a combination of masonry and metal veneer with aluminum storefront windows.
8. The floor-to-underside of precast plank height within the library will be approximately 15' to 16'. Note that steel beams and plumbing pipes from floors above will protrude down from this height. Library finished ceiling heights to be coordinated with structural and mechanical rough-ins necessary for residential construction above.
9. Ruedebusch will sound insulate any stairs and chases (relating to residential mechanicals) through library space.
10. The gross square footage of the library space is assumed to be 20,000 square feet.
11. A door may or may not be needed from the Library to the residential lobby. If required, a door will be installed at no cost to the Library. The Library will be responsible for furnishing and installing any special doors alarms or hardware.
12. Clear anodized aluminum storefront framing and entrances are included at the perimeter of the space. Glass to be 1" clear insulated glazing with low E. Interior window sills are not included.
13. Wood blocking required for storefront installation to be by Ruedebusch. Any interior details are Library's responsibility.
14. Exterior hardware included is limited to exterior pulls and cylinders on storefront doors. Any special hardware to be provided and installed by Library.
15. A sound attenuation mat will be installed under all hard surface floors in the residential space above the finished library space. All other sound attenuation is the Library's responsibility.
16. Lobby demising walls to be constructed of steel studs, batt insulation, and drywall per code requirements. The Library is responsible for drywall and finishing on the Library side.
17. Ceiling to be unpainted underside of precast plank. Caulking precast joints is not included. Caulking is not a code requirement and the plank is grouted from above.

18. Library signage location, quantity, size and limitations to be reviewed with the developer and City.
19. No elevator is included to connect library space to parking garage or residential floors above.
20. Ruedebusch to provide progress design-build plumbing, fire protection, HVAC and electrical plans to Library for coordination with library build out.
21. Ruedebusch will coordinate with Library regarding required sleeves or coring through foundation walls for pipes, louvers, etc. All costs associated with sleeving and coring to be by Library.
22. Fire Protection
  - a. Sprinkler piping roughed in to space. No distribution piping or sprinkler heads included.
  - b. All design and approvals of sprinkler system within Library space is by the Library's selected contractor/ subcontractor.
23. Plumbing
  - a. 1 ½" domestic water line roughed into the Library basement mechanical room. Meter by Library.
  - b. Sanitary main to be roughed in near elevator core for future connection by Library.
  - c. There will be sanitary piping extending below the second floor precast floor system (ceiling of library) to serve the residential units above. The library HVAC system and finished ceiling heights will need to be coordinated around this piping.
  - d. Insulated, cast iron pipes will be used whenever residential plumbing penetrates Library space to reduce noise.
  - e. Insulated roof storm piping will extend through the Library space on several precast columns within the library space to conduct roof water to the parking level below. Other miscellaneous chases through the library space may be required to install base building wiring, piping, and venting. Piping sizes and quantities will be minimized. Final locations will be reviewed with the Library.
  - f. Plumbing piping on underside of second floor precast plank will be kept as high as possible. Piping will need to extend below precast and be installed with proper pitch for drainage. General locations of plumbing below second floor precast plank to be concentrated at bathroom and kitchen groups of residential units above. Design-build plumbing plans will be forwarded to Library for informational purposes.
  - g. One floor drain is included in the library mechanical room located in the garage. No open site drains have been provided.
24. HVAC (Geo-Thermal Base System):
  - a. Three (3) Condensing Variable Refrigerant (VRF) Systems
  - b. Geo-Field well system sized for three condensing VRF systems
  - c. Pumps, water specialties and piping from building geo-field connection to condensing units.
  - d. Energy Recovery Unit and associated ductwork stubbed into shelled space
  - e. Glycol Fill System
  - f. VFDs on Pumps and Energy Recovery Ventilation (ERV)
  - g. Louvers and Dampers for ERV
  - h. Control System for VRF and Pumping/Geo-Thermal

Not included: Fan coil units, branch selectors, associated ductwork, refrigerant piping, misc. heating devices for stairs, vestibules and temporary heat.

- a. No provisions have been made in this estimate for roof-top equipment, shafts to the roof, intake and exhaust louvers or basement HVAC equipment for the library.
- b. Any exterior concrete pads, electrical, piping, and visual screening of HVAC equipment to be a Library cost.

- c. The Library is responsible for the gas meter and gas piping from the main service to all Library equipment requiring gas.
25. Electrical
- a. No electrical work included other than temporary lighting of space before build out work starts. Distribution panels, temporary lighting during build-out, permanent lighting, equipment connections, breakers, wiring of space, and fire alarm system by Library contractor. Fire alarm for library to be coordinated with base building system. The supplier of this system will not be known until final pricing is received. Library responsible for all fire alarm costs associated with the library fire alarm system.
  - b. No rough-ins included for library signage.
  - c. Telephone and cable television will be roughed into building. D-mark to be in the parking garage mechanical room. Library will be responsible coordination of their phone/cable service and extending wiring from the d-mark to the first floor space.
  - d. The building will have a 208V electrical service. The Library to confirm a 600 amp/3 phase/208V service is sufficient for their space. Ruedebusch to provide and set main service, but library responsible for all conduit, wiring, distribution panels, surge protection (if required), and breakers beyond main service cabinet.
  - e. Architectural, accent, and site lighting required by the Library will be at the Library's expense and must be approved by the developer and City.
  - f. Basic lighting will be included in the library mechanical room located in the parking garage.
26. Fire-proofing
- a. Ruedebusch to fire-proof all base-building structural steel within the library space per code requirements.
  - b. Library responsible for all fire caulking of Library related penetrations through floor system (2 hour) and ceiling system (3 hour).
  - c. Library responsible for repairing any damage to steel fire-proofing caused by library interior build out construction.
27. General Conditions and Winter Conditions
- a. The Library is responsible for paying all temporary utility and general conditions costs associated with the interior build out. This includes, but is not limited to, portable toilets, temporary lighting during construction, building permits, telephone hook-up and monthly usage, temporary gas charges, temporary electrical panel and/or monthly service charges, dumpsters, and temporary heating/cooling/dehumidification of space.