

Description of work	Library Shell & Core (Developer)	Library Interior Improvement (Library)
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Site Work		
Site Grading	X	
Site Utilities – Electric and gas service to Library. Specific location and pipe size to be coordinated with Library design.	X	
Parking for exclusive use of library (min. 40- stalls)	X	
Curb and gutter	X	
Landscaping	X	
Bike racks		X
No loading dock shall be provided (see exterior enclosure)		
No external trash enclosure shall be provided		

Superstructure		
Concrete floors finished to an overall ff25 or better		X
Provision of concrete topping at library space (4" at perimeter – coordinate pour of topping with library construction)		X
Structure of first floor deck to achieve min. live load of 150 psf	X	
Coring of floor penetrations for below-floor electrical and plumbing (including maintenance of required ratings)		X
Additional structural support for any special purpose equipment not supplied by Developer		X
Fireproofing of building structure (perimeter and interior columns and beams/connections)	X	
Repair of any fireproofing damaged by Library interior construction (to be repaired using base building contractor)		X
Overall floor to floor height provided to be 17'-4", allowing 16'-0" clear below second floor structural plank. A maximum depth for plumbing associated with second floor occupants will be agreed upon by all parties.	X	

Exterior Enclosure		
Exterior enclosure systems (complete)	X	
Perimeter fire stop between slab edge and exterior enclosure	X	
Stud framing and insulation at perimeter enclosure (spray foam insulation in stud cavity)	X	
Stud framing and finish at perimeter columns		X
Window sills		X
Window treatments		X
Interior sealant at perimeter walls		X
Supply of exterior fresh-air intake louver		X
Installation of exterior fresh-air intake louver	X	
Exterior storefront glazing with U-value of 0.29, solar heat gain coefficient of 0.33 and condensation resistance factor exceeding 65; clear, low-e glazing. Library glazing tempered/laminated glass. Perimeter framing/glazing to be supported on perimeter foundation, independent of interior topping slab. Coordinate design and size of Library fenestration with Library.	X	
Exterior Enclosure (cont.)		
Supply of exterior book returns		X

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Installation of exterior book returns (coordinate with Library)	X	
Shading structures at south or west-facing windows (if desired by Library)	X	
Exterior wall penetrations and attachment to structure (design by Library engineer) of above shading structures (if any)	X	
Exterior doors and all associated hardware to accommodate keycard access system (coordinate keying and security access with Library construction)	X	
Library main entry door and inside vestibule door one leaf each pair to be power assist	X	
Fire protection of any exterior soffit conditions created by construction of upper building floors	X	
Roof access including control, roof pavers and access to Library equipment if located at roof	X	

Base Building		
Electrical service space (1 total) w/ controlled access for Library staff	X	
Water service space (1 total) with controlled access for Library staff	X	
Mechanical equip space (1 total) with controlled Library staff access	X	
Mechanical shafts for HVAC distribution for library		X
Openings in precast structure to accommodate above (coordinate with Library)	X	
Mechanical shafts through first floor to accommodate piping/mechanical service to non-library occupants. Locations and sizes to be coordinated with Library design/layout.	X	
Electrical closet(s) for Library service		X

Interior Improvements (Library space)		
Men's and women's toilet rooms and associated plumbing		X
Entrance vestibule (1 exterior and 1 interior pair of entrance doors, associated hardware, walkoff mat in recessed slab with drain approved by Library)	X	
Entrance vestibule (additional pair interior doors and associated hardware, lighting, interior finishes)		X
Janitor's closet and associated plumbing		X
Interior partition walls and column enclosures		X
Interior finish at perimeter walls		X
Interior doors and hardware		X
Ceilings (GWB, ACT, other)		X
Access panels required for access to piping associated with second floor occupants (coordinate locations with Library Architect)	X	
Interior Improvements (Library space) (cont.)		
Casework		X

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Millwork		X
Wall finishes		X
Floor finishes, including wall base		X
Furnishings, fixtures and appliances		X
Special finishes		X
Cable trays or other cable management		X
White noise masking (if required)		X
Computer equipment including all servers, racking, UPS's, PDU's, etc		X

Fire Protection		
Water service into water room with tee connection	X	
Provision of Siamese connection as required by FD	X	
Fire pump (if required)	X	
Wet sprinkler system throughout the building including all vertical and horizontal main and branch piping, distribution, heads (flexible), etc. and dry pipe, anti-freeze or other extension of sprinkler system to accommodate exterior canopy. (Developer to coordinate connection to Library space.)	X	
Fire extinguishers and related cabinets and signage as required (library space only)		X
Pre-action or chemical or other special fire suppression systems		X

Plumbing		
Domestic cold water stub into library space at water room with meter	X	
Roof drains and associated piping (coordinate locations with library layout) Drains to be routed outside of the library area.	X	
Routing of all non-library water system to be routed vertically outside of the library area.	X	
All the domestic water system distribution for residential units to take place outside of the library area volume; above the second floor slab.	X	
Second floor slab to be waterproofed; all penetrations of second floor slab to be booted and waterproofed	X	
Sanitary sewer stub into library space	X	
Hot and cold water distribution throughout Library		X
Sanitary piping distribution throughout Library and connection at lower level		X
Vent piping distribution throughout Library and connection at second floor		X
Toilet room and kitchenette plumbing systems (including fixtures)		X
Janitor's closet mop basins and service fixtures		X
Condensate piping from cooling equipment serving Library to point of connection		X
Cast iron (over 3" o.d.) and metal piping for all piping in Library space, or in Library ceiling, serving other building occupants (no	X	

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PVC)		
Insulation of piping in Library ceiling serving other building occupants	X	
Firestopping of all penetrations related to piping or other services penetrating slab above Library space and serving other building occupants. Refer to waterproofing notes above	X	

Heating, Ventilating and Air Conditioning		
Interior air handling unit and remote chiller/condenser serving Library space		X
Provision of location for library condensing unit, and required lighting, service platform and safety railings as required by OSHA	X	
Gas fired boiler and associated pumps, vents and exhaust		X
Required high-pressure ductwork including vertical runs serving library space		X
Ventilation systems at elevator and electrical rooms (if required)	X	
Ventilation of trash enclosure rooms	X	
Stair pressurization system head end equipment, ductwork, piping and controls (if required)	X	
Supplemental exhaust systems (if required for library space)		X
All required hot water piping serving library space		X
Facilities Management System (FMS) with controls for mechanical equipment serving library space		X
Fan powered and non-fan powered VAV boxes with hot water coils including all associated high and low pressure ductwork		X
Underfloor terminal units, grilles, diffusers and ductwork as required for library space		X
Underfloor piping/tubing and associated pumps for in-floor radiant heating		X
Supplemental cooling/heat rejection for computer equipment room		X
Hot water perimeter heat		X
Humidification system		X

Electrical		
High-voltage secondary distribution system with substations at main electrical room and connections to utility	X	
Building transformer (if required)	X	
Lighting at stairwells, lower level mechanical/electrical room(s), trash room and other shell and core spaces	X	
Lighting at electrical closets, data/telecom room and other non-library-specific spaces within library space		X
Electrical cont.		
Emergency power for building fire and life-safety system	X	
Emergency lighting within library space		X
Exit signage and lighting, including emergency lighting at stairwells and exterior doors	X	

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Building fire alarm system (head end equipment and implementation in non-library building space, including location of annunciator panel per FD requirements)	X	
Installation of fire alarm devices in library space and connection to building system.		X
Power and lighting distribution (all connections to main electrical room) including all required sub-panels, step-down transformers, etc.		X
Interior power receptacles		X
Interior lighting fixtures		X
Exit signage within interior library space		X
Rough-in of all library computer equipment		X
Exterior building security lighting including parking lot	X	

Communications

Fiber optic or cable service to building as required	X	
Telecom closets/distribution		X
Communications distribution and cabling (voice and data) including all outlets, conduits, cable trays, etc.		X
Main point of presence (demark) room and raceways to property line	X	
Communications head end equipment incl. all UPS and PDU systems		X

Security Systems

Library security panel		X
Electronic pass control at Library entry points (coordinate selected system with building security/access control system)		X
Security cameras and motion detection within library space		X
Security cameras at building exterior sidewalks	X	X
Security cameras at library customer parking		X
Security cameras for library spaces		X
Security cameras covering non-library parking spaces	X	

Miscellaneous

Exterior Library signage, including all illumination and controls		X
Mounting brackets for Library's exterior signage	X	
Interior signage		X
Passenger elevator (Library with staff-only access if connected)	X	
Construction signage for Developer and Library build-out	X	X