

Exhibit B
Library Shell Construction

Library Component – Building Requirements

- Approximately 17,500 square feet of library space and 900 square feet of additional space for installation of HVAC/mechanical components and 70 parking spaces for the library. Library to approve location of mechanical space.
- Located on a major street accessible by public transit routes.
- Ground floor location only.
- Highly visible from street.
- Single public entrance with good visibility from street.
- Staff entrance located near parking lot.
- Door to mechanical room to be a minimum of 42” wide and easily accessible from parking.
- Maximizing daylight.
- All windows to be double pane insulated laminate glass.
- “Gray box” condition (City will build out under separate bid and contract. Attached checklist clarifies responsibilities between developer and City).
- Ceiling height of 20 feet preferred. No plumbing, electrical, or mechanical systems to be located within library space without maintaining clear 18 feet 6 inches ceiling height.
- Column spacing 30 foot on center preferred.
- Load bearing capacity of floor shall be 150 pounds per square foot.
- Waterproofing between wet spaces (kitchen, bath, laundry, and mechanical areas) of the floor of the Developer Unit and the ceiling of the Library Unit

Utilities/Mechanicals

- Separate HVAC systems, electrical and water service.
- Separate location for Library’s mechanical equipment.
- Insulated DWV and clear water iron plumbing pipes used in Library space.
- Location for Library HVAC equipment on roof with pathways provided for ductwork.
- Location for electrical, cable and city phone lines with pathways provided.

Parking

- A minimum of four parking spaces per 1,000 sf of Library space.
- Parking spaces to be marked with striping.
- Easily accessible from street and to library entrance and visible to customers.
- Dedicated loading area for library for daily truck delivery. (Minimum 16’ high, 10’ wide, and 35’ in length. Load bearing capacity to support delivery vehicles with GVW rating of 20,000 lbs.) Garbage and recycling cart yard shall have sufficient support for garbage and other delivery vehicles with GVW rating of 60,000 lbs.

EXHIBIT B (CON'T)

All Library shell build-out responsibilities are to be completed by the Developer. Responsibilities for design of the components of the Library shell and Library interior build-out are as designated below. All costs for the Developer unit are the Developer's responsibility.

Description of work	Library Shell & Core (Developer)	Library Interior Improvement (MPL / Architect)
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Site Work		
Site Grading	X	
Site Utilities – Electric, water and gas service to Library. Specific location and pipe size to be coordinated with Library design. Water, electric and natural gas: All metering and manual shut offs for serviceability. Manual shut offs shall be located and reach MPL's white box/mechanical room. Electrical service panel (MDP) shall be a minimum of 800Amps-1000Amps. Natural gas line shall be a minimum 2.5" -3" in diameter. Emergency power shall be provided for life safety egress lighting and critical systems 150Amp minimum. EM panel shall be located in MPL's electrical space. Before establishing a final budget for construction bidding all items shall be approved by MPL and its selected engineers/architects. Submit an RFI to MPL for questions before proceeding with final budget. Engineering, installation, permitting, supplies and funding for these items shall be provided by the developer.	X	
Parking for Library (minimum of 4 spaces per 1,000 sf of Library)	X	
Curb and gutter	X	
Landscaping (Site landscaping shall exclude ornamental planters and other Library specific landscaping)	X	
Bike racks: Site provided by developer, procurement and installation by Library	X	X

Superstructure		
Structure of first floor deck shall achieve min. live load of 150 psf.	X	
Provision of concrete topping at library. A levelness requirement shall be required and topping done by developer.	X	
Concrete floors finished to an overall ff25 or better	X	

Description of work	Library Shell & Core (Developer)	Library Interior Improvement (MPL / Architect)
<p>Developer will be responsible for 100% of under slab work related to all MEP items. This installation is not limited to: 1) plumbing drains, waste stacks, and supply lines. 2) Electrical floor boxes, data connections, security gates, security camera and associated raceways and electrical sub panels. 3) Site and sign lighting. 4) Fiber optic raceways. A total of (three) 4" conduits dedicated for MPL only will be needed from the street manhole to the MPL's electrical room. All conduit raceways must return to their point of origin (MPL electrical and data rooms). Bringing to the nearest wall will not be accepted. Quantities and specifications for MEP's shall be approved by MPL before proceeding with installations. Concrete pour and warranties shall be by developer. Any concrete add mixtures building enclosures and heating costs shall covered by the developer. Building enclosures and heating shall be provided during the winter months. Any obstructions in electrical raceways, plumbing or items that need relocating due to improper installation shall be covered by the developer.</p>	X	
Coring of floor and ceiling penetrations for electrical, plumbing and ductwork	X	
Internal pathways for library ductwork from exterior location: Sleeves for library utilities by developer. Structural routes for coring by developer. Coring by Library	X	X
Fireproofing of building structure only where required by code (perimeter and interior columns and beams/connections)	X	
<p>20' preferred overall floor to ceiling height provided. <u>Any plumbing and/or ductwork associated with Developer Unit must be located outside of library area or above 18' 6" minimum height clearance.</u> Natural gas lines related to the Developer Unit above the library shall not run through the library.</p>	X	

Exterior Enclosure		
Exterior enclosure systems (complete). Exterior enclosure does not include surfaces on the interior wall.	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

Description of work	Library Shell & Core (Developer)	Library Interior Improvement (MPL / Architect)
Exterior Enclosure (cont.)		
Window sills		X
Interior sealant at perimeter walls	X	
Supply of exterior fresh-air intake louver		X
Installation of exterior fresh-air intake louver. Supply and installation of exhaust louver damper. Fresh air intake damper shall be located on the roof.	X	
Exterior storefront glazing system with U-value of 0.29, solar heat gain coefficient of 0.33 and condensation resistance factor exceeding 65; clear, low-e glazing. Perimeter framing/glazing to be supported on perimeter foundation, independent of interior topping slab. Coordinate design and size of Library fenestration with Library Architect. All exterior glazing for Library to be tempered/laminated glass.	X	
Rough-in opening for book return in location determined by Library.	X	
Exterior book return.		X
Exterior doors and all associated hardware to accommodate Library keycard access system. Exit hardware shall be rim type panic hardware with electric strikes. Any interior doors shared with Developer Unit shall be treated as exterior doors and the hardware installation shall reflect this. Door hardware shall be a panic type, 100% hardwired and shall not be dependent on a battery for functionality. Mag-locks are not acceptable for installation. Vertical rods shall be flush mount for serviceability and replacement. Handicap door openers shall have hardwired push-buttons. Follow MPL's standard and approved specifications. All door hardware shall accommodate P2000 card access systems. Submit an RFI to MPL for budget purposes. MPL shall give final approvals before ordering hardware.	X	
Library main entry doors, inside vestibule doors, staff and delivery/mechanical room doors to accommodate Library key card access system and push pad automatic opener. Work shall include back boxes, conduit, junction boxes, and cable routes to data closet. Submit an RFI to MPL for door hardware. Hardware shall meet MPL's standard specifications and accommodate the P2000 card access system. MPL must approve all hardware before ordering. Install requires security gate installation per MPL specifications.	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 located at roof	X	

Description of Work	Library Shell & Core (Developer)	Library Interior Improvement (MPL/Architect)
Base Building		
Mechanical room space no less than 900 square feet located outside Library space with controlled access for Library staff	X	
Water service, electrical service and mechanical equip space (1 total) with controlled Library staff access. MDP shall be a minimum of 800Amps-1000Amps. Natural gas line shall be a minimum 2.5" to 3" in diameter. Emergency power shall be provided for life safety egress lighting and critical systems 150Amp minimum. EM panel shall be located in MPL's electrical space. Before establishing a final construction budget for bidding purposes all items must be approved by MPL and its selected engineers/architects. Submit an RFI to MPL for any questions before construction bidding. Engineering, funding and installations for these items shall be provided by the developer.	X	
Openings for mechanical shafts for HVAC distribution for library	X	
Mechanical shafts through floor to accommodate piping/mechanical service to Developer Unit to be located outside of Library area. Library approval required.	X	
Electrical closet(s) for Library service		X
Access panels required for access to piping associated with Developer Unit (to be located outside of Library space)	X	

Interior Improvements (Library space)		
Entrance vestibule (exterior and interior doors and associated hardware).	X	
Entrance vestibule lighting and interior finishes		X
Men's and women's toilet rooms and associated plumbing		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
Casework		X
Millwork		X
Wall finishes		X
Floor finishes, including wall base		X
Furnishings, fixtures and appliances		X
Special finishes		X
Computer equipment including all servers, racking, UPS's, PDU's, etc. Square-D panel shall be located in Library's electrical room.		X

Description of work	Library Shell & Core (Developer)	Library Interior Improvement (MPL/Architect)
Fire Protection		
Water service into water room with tee connection	X	
Provision of Siamese connection as required by FD	X	
Wet sprinkler system throughout the building including all vertical and horizontal main and branch piping, distribution and dry pipe, anti-freeze or other extension of sprinkler system to accommodate exterior canopy.	X	
Installation of flexible heads in 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 service provided to the Library mechanical room. Domestic cold water service meter, bypass, and test leg if required. Meter and shut off valve. Manual shut off shall be located in the library's interior mechanical room. Main supply line pipe size shall be approved my MPL. Submit an RFI to MPL for confirmation before construction bidding,	X	
Roof drains and associated piping (coordinate locations with library layout) Drains to be routed outside of the library area.	X	
Routing of all Developer Unit water system to be routed vertically outside of the library area. Final locations to be approved by Library.	X	

All 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 to be provided underneath Library space.	X	
Sanitary sewer stub into library space to be provided underneath Library space.	X	
Under slab plumbing	X	
Provision of cold water to library with associated meters. Meter and shut off valve. Manual shut off shall be located in the library's interior mechanical room. Main supply line pipe size shall be approved my MPL. Submit an RFI to MPL for confirmation before construction bidding.	X	
Hot and cold water distribution throughout Library. Underground slab work provided by developer. Submit an RFI and seek approval from MPL for quantities and sizes before final budget for construction bidding purposes.	X	

Description of work	Library Shell & Core (Developer)	Library Interior Improvement (MPL/Architect)
Sanitary piping distribution throughout Library and connection. Underground slab work provided by developer. Submit an RFI and seek approval from MPL for quantities and sizes before final budget for construction bidding purposes.	X	
Vent piping distribution throughout Library and connection at second floor		X
Toilet room and kitchenette plumbing systems (including fixtures)		X
Janitor's closet mops basins and service fixtures.		X
Condensate piping from cooling equipment serving Library to point of connection.		X
Insulated cast iron and metal piping for any piping directly above library area serving other units. No PVC.	X	
Fire-stopping of all penetrations related to piping or other services penetrating slab above Library space and serving other building tenants. 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 rooftop library chiller/condensing unit, internal pathways and required lighting, service platform and safety railings as required by OSHA. Developer to provide installation, engineering, and funding/ budget for the following MEP's for roof top installations: riser shaft, structural engineering and installation, fire proofing, wall and roof penetrations, roof top curbs, structural supports, pitch pockets, flashings and associated roofing work. Before establishing a final budget for construction bidding purposes, all items shall be approved by MPL and its selected engineers/architects via an RFI to MPL.	X	
Gas fired boiler and associated pumps, vents and exhaust		X
Required high-pressure ductwork including vertical runs serving library space		X
Stair pressurization system head end equipment, ductwork, piping and controls (if required)	X	
Supplemental exhaust systems (if required for library space) including exterior rough in of area to vent library fireplace.		X
All required hot water piping serving library space		X
Exterior exhaust vent location for library fireplace	X	
Facilities Management System (FMS) with controls for mechanical equipment serving library space		X

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Heating, Ventilating and Air Conditioning (cont.)		
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. Underground slab work provided by developer. Submit an RFI and seek approval from MPL for quantities and sizes before final budget for construction bidding purposes.	X	
Underfloor piping/tubing and associated pumps for in-floor radiant heating if required. Underground slab work provided by developer. Submit an RFI and seek approval from MPL for quantities and sizes before final budget for construction bidding purposes.	X	
Supplemental cooling/heat rejection for computer equipment room		X
Humidification system		X

Electrical		
High-voltage secondary distribution system with substations at main electrical room and connections to utility. Under slab sub panel feeds. Submit an RFI and seek MPL approvals before proceeding.	X	
Building transformer (if required) to be located outside of Library condominium with screening.	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 within library space		X
Under slab conduit and ground bar for telecom room. Submit RFI to MPL for quantities and locations before final construction bidding.	X	
Emergency power for building fire and life-safety system: 150amp minimum, located in library electrical room, with transfer switch.	X	
Emergency lighting within library space		X
Emergency power generation or power backup to support non-life safety library system		X
Exit signage and lighting, including emergency lighting at stairwells and exterior doors	X	
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

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Power and lighting distribution (all connections to main electrical room location) including all required sub-panels, step-down transformers, etc.		X
Power and lighting distribution pathways	X	
Under slab sub panel feeds shall be provided by developer. Submit an RFI and seek MPL approvals before proceeding. Sub-panels to be supplied by MPL.	X	
Library interior power receptacles		X
Library interior lighting fixtures		X
Exit signage within interior library space		X
Rough-in of all library computer equipment		X
Electrical conduit and wiring for all exterior building security lighting including library parking lot (coordinate with Library). Under slab conduits for parking lot site lighting and sign lighting raceways. Two 1"1/4" conduits per location. Provision of parking lot lighting and installation. Point of origin will be from the library's electrical room. (Nearest wall with raceways will not be acceptable.) Submit an RFI and seek MPL approval before finalizing budget.	X	
Sign lighting		X
Fixtures and installation for exterior security lighting for the Library unit including Library parking lot: Under slab conduits for parking lot site lighting and sign lighting raceways shall be provided by developer. Two 1"1/4" conduits per location. Provision of parking lot lighting and installation. Point of origin will be from the library's electrical room. (Nearest wall with raceways will not be acceptable.) Submit an RFI and seek MPL approval before finalizing budget.	X	

Communications		
Main point of presence (demarc) room and raceways to property line for internet and city phone lines. Three 4" conduits to be provided. One conduit is for AT&T and two conduits are for MPL and City Information Management Technology Division. The point of origin is Library's IT room and must connect to nearest manhole located in the street. Developer is responsible for 100% of this installation including any street work. These are dedicated raceways that will not be shared with the building owner. Submit an RFI and seek final approval from MPL.	X	
Telecom closets/distribution		X

Description of work	Library Shell & Core (Developer)	Library Interior Improvement (MPL / Architect)
Communications distribution and cabling (voice and data) including all outlets, conduits, cable trays, etc.		X
Communications head end equipment incl. all UPS and PDU systems		X

Security Systems		
Exterior doors and all associated hardware to accommodate Library keycard access system to MPL specifications. Any common space doors shall be treated as exterior doors and the hardware installation shall reflect this. Door hardware shall be a panic type, 100% hardwired and shall not be dependent on a battery for functionality. Mag-locks are not acceptable for installation. Vertical rods shall be flush mount for serviceability and replacement. Handicap door openers shall have hardwired push-buttons. Follow MPL's standard and approved specifications. All door hardware shall accommodate P2000 card access systems. Submit an RFI to MPL for budget purposes. MPL approval shall be obtained before ordering hardware.	X	
Library security panel		X
Electronic pass control at residential and retail tenant spaces	X	
Electronic pass control at Library spaces		X
Security cameras and motion detection within library space		X
Security cameras at building exterior sidewalks (Coordinate with Library to address mandated restrictions for Library)		X
Security cameras for library parking and library exterior		X
Pathways, raceways, and conduit for exterior security camera cabling	X	

Miscellaneous		
Exterior Library signage, including all illumination and controls		X
Interior signage		X
Elevator serving residential floors allowing Library staff-only access to mechanical room and roof	X	
Construction signage	X	
Construction signage for Library build-out		X