

Exhibit A
Library Shell Construction

Library Component – Building Requirements

- Approximately 15,000-17,000 square feet plus 900 square feet for mechanical room and additional space on roof for installation of HVAC/mechanical components. 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 minimum of 66", easily accessible from parking.
- Maximizing daylight.
- All windows to be tempered 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 18' 6" minimum. No plumbing, electrical or mechanical systems to be located within library space without maintaining clear 18.6 ceiling height.
- Column spacing 30 foot on center preferred.
- Load bearing capacity of floor must 150 pounds per square foot.
- Waterproofing between upper level and library ceiling.
- No post tension construction for library floor and ceiling.

Utilities/Mechanicals

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

Parking

- See RFP document for parking requirement.
- Parking spaces to be marked with striping.
- Easily accessible from street and to entrance and visible to customers.
- Parking to be included as part of Library condominium unit.
- Dedicated loading area for library for daily truck delivery. (Minimum 16 feet high and sufficient length to easily back up and pull out.)
- Load bearing capacity must be sufficient for city garbage trucks and other delivery vehicles.

EXHIBIT A (CON'T)

Branch Library

Delineation of Library shell and Library interior build-out responsibilities

| Description of work | Library Shell & Core (Developer) | Library Interior Improvement (Library) |
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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. | X | |
| Parking for Library (40 marked, ground level parking spots) | X | |
| Curb and gutter | X | |
| Landscaping (Site landscaping shall exclude ornamental planters and other Library specific landscaping) | X | |
| Bike racks | | X |

| Superstructure | | |
|---|----------|----------|
| Structure of first floor deck to achieve min. live load of 150 psf | X | |
| Library floor and ceiling are not to be post-tension. | X | |
| Provision of concrete topping at library space | | X |
| Concrete floors finished to an overall ff25 or better | | X |
| Coring of floor and ceiling penetrations for electrical, plumbing and ductwork | | X |
| Internal pathways for library ductwork from rooftop unit | X | |
| Fireproofing of building structure only where required by code (perimeter and interior columns and beams/connections) | X | |
| Overall floor to ceiling height provided to be no less than 18'-6", with 20' preferred. <u>Any plumbing associated with other units must be located outside of library area or above the 18' 6" minimum height clearance.</u> | X | |
| | | |

| Exterior Enclosure | | |
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| 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 (Library) |
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| 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 | 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 | |
| Supply and installation of exterior book return. | | X |
| Shading structures at south or west-facing windows as determined by Developer in consultation with Library Architect. Coordinate attachments with Library. | X | |
| Exterior doors and all associated hardware to accommodate Library keycard access system. | 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. | 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 | |

| 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 | X | |
| Openings for mechanical shafts for HVAC distribution for library | X | |
| Mechanical shafts through first floor to accommodate piping/mechanical service to non-library tenants 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 second floor tenants (to be located outside of Library space) | X | |

| | Library Shell & Core | Library Interior Improvement |
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| Description of work | (Developer) | (Library) |
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| 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. | | X |

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| 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. Installation of flexible heads in Library space to be done by Library. | X | 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 |

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| Plumbing | | |
| Domestic cold water stub into library space at water room with meter to be provided underneath Library space. | X | |
| Roof drains and associated piping (coordinate locations with library layout) Drains to be routed outside of the library area. | X | |
| Routing of all tenant water system to be routed vertically outside of the library area, unless clear ceiling height of 18' 6" is achieved. Final locations to be approved by Library. | X | |

| Description of work | Library Shell & Core (Developer) | Library Interior Improvement (Library) |
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| Plumbing (cont.) | | |
|---|---|---|
| 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 | |
| Provision of cold water to library with associated meters | 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 |
| 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 library chiller/condensing unit, internal pathways 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 |
| 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 |

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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 | | X |
| Underfloor piping/tubing and associated pumps for in-floor radiant heating | | 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 | X | |
| Building transformer (if required) to be located outside of Library condominium. | 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 |
| Emergency power for building fire and life-safety system | 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 |
| 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 | |
| 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). | X | |
| Fixtures and installation for exterior security lighting for the Library unit including Library parking lot | | X |

| Description of work | Library Shell & Core (Developer) | Library Interior Improvement (Library) |
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| Communications | | |
|---|----------|----------|
| Fiber optic or cable service to building for Library | | X |
| Main point of presence (demarc) room and raceways to property line for internet and city phone lines | X | |
| Telecom closets/distribution | | X |
| 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. | 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 | | X |
| Pathways and conduit for exterior security camera cabling | X | |
| Security cameras for non-library uses | X | |

| Miscellaneous | | |
|---|----------|----------|
| Exterior Library signage, including all illumination and controls (Developer to provide conduit, envelope openings. where needed) | | 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 |