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Occupancy

Lessor will identify maximum occupancy prior to signing a lease and will include that number in the lease document.

Electrical

General

Lessor will furnish and/or install all electrical wiring, junction boxes, outlets and outlet covers. As well as other required devices, as specified herein and as shown, described or required on or by the layout on the drawings.

It will be the responsibility of the property owner, to ensure that the electrical system and wiring is of good working order, and meets the requirements of the Federal, State, & Local codes for the new or renovated facility. The items include, but are not limited to, interior, exterior, and all electrical devices attached to the existing facility.

Quality Assurance

Wiring devices shall be UL listed and labeled.

Manufacturers

Wiring devices and plates: Arrow-Hart, Pass & Seymour, Hubbell, Bryant, Leviton and General Electric or equivalent.

Finish

In general, all devices and cover plates shall be ivory.

Products

Switches

- A. Switches shall conform to NEMA heavy duty standards and shall be specification grade, general use AC quiet type, 20 ampere, 120-277 volt, back and side wired with ivory handles.
- B. Switches shown on the drawings adjacent to doors with glass walls or windows shall actually be located in the door frame, unless noted otherwise. Switches shall be 20 ampere, 120-277 volt, 1 pole with ivory handles, end wired.

Receptacles

- A. All convenience and power receptacles shall conform to NEMA Heavy Duty standards and shall be specification grade, grounding type.
- B. Convenience duplex receptacles shall be 20 ampere, 125 volt, back and side wired, 3 wire grounding.
- C. Safety type grounding duplex receptacles shall be 15 amperes, 125 volt, and 3 wire grounding.
- D. Ground-fault circuit interrupting duplex receptacles shall be 20 amperes, 125 volt "feed-thru" type.

Plates

- A. Plates for flush devices in interior partitions shall be thermoplastic with a smooth finish. Color of thermoplastic plates shall match device color.
- B. Plates for flush devices on concrete block walls shall be specification grade "Jumbo" plates, to match other plates.
- C. Plates for devices in surface fittings shall be cadmium plated steel surface covers. Covers shall fit without overlap and have round corners.
- D. Plates for future system outlets shall be blank plates matching device plates in quality and finish.

Cover Assemblies

Wiring devices subject to wet locations shall be provided with NEMA 3R cover assemblies UL listed for wet locations while in use. Cover assemblies shall use a vertically-lifting "canopy" to protect the wiring device(s). Cover assemblies shall be standard size, one or two gang as required with gasket.

Execution /Installation

- A. Install wiring devices as indicated, in compliance with the manufacturer's written instructions, applicable requirements of NEC and NECA's "Standards of Installation", and in accordance with recognized industry practices to fulfill project requirements.
- B. Coordinate installation of wiring devices with other work, including painting, electrical box and wiring work, as necessary.
- C. Install wiring devices only in electrical boxes, which are clean: free from excess building materials, dirt and debris.
- D. Delay installation of wiring devices until wiring work is completed.
- E. Delay installation of wiring devices and wall plates until after painting work is completed. Wiring devices may be installed prior to painting where protective plastic covers are used.
- F. Upon installation of wall plates and receptacles, advise Contractor regarding proper and cautious use of convenience outlets. At time of substantial completion, replace those items which have been damaged, including those burned and scored by faulty plugs.
- G. Provide electrically continuous, tight grounding connections for wiring devices, as required by NEC Article 250-74.
- H. Install device plates on all devices. Wiring devices grouped together shall have gang plates where applicable.
- I. All wiring devices and covers shall be clean and free of paint upon completion of work.
- J. Receptacle plates shall be labeled on the back with panel-board and circuit number.
- K. Switches shall be installed under a common wall plate where possible.
- L. Multi-channel wire mold shall be used on the modesty panel of the ADA workstations; to be equipped with a 3-gang electric outlet and 2 ports for phone/data.

Data/PhoneLines

General

The Lessor will be responsible for the junction, outlet boxes, and conduit runs (equipped with pull strings) for new or renovated facilities. This will allow Ohio Department of Public Safety (O.D.P.S.) and Lucas County to complete the installation to the employee work areas, offices, and other areas of related operation.

- A. Outlets to be provided for devices, lighting fixtures, motors, and equipment connections, systems equipment connections, special outlets, and as otherwise required.
- B. Outlet boxes shall be of sufficient size to provide free space for all conductors enclosed in the box. Boxes shall be not less than the minimum size required by NEC Article 370 for the number and size of conductors contained within.
- C. Pull or junction boxes to be provided in all raceway systems where required to avoid an excessive number of bends, to facilitate wire pulling, or to afford required access to the raceway system.
Maximum distance between boxes in raceway systems shall not exceed 100 feet.
- D. Pull and junction boxes shall provide adequate space and dimensions for the installation of conductors in accordance with NEC Article 370.
- E. All pull and junction boxes below 20'-0" above finished floor shall be type "FS". In addition to the general electrical. Phone and data requirements, Lessor is responsible for :
 - Power for counters
 - All junction boxes for counters (electric, phone and data)
 - All electrical wiring for counters and terminations
 - All outlet covers for counters

Quality Assurance

Pull, junction and outlet boxes shall be UL listed and labeled.

Products

Pull & junction boxes

- A. Pull and junction boxes: Provide galvanized code-gauge sheet steel junction and pull boxes, with screw-on covers, of types, shapes and sizes, to suit each respective location and installation.
- B. Concealed pull or junction boxes to be flush in finished walls, located near the floor and provided with flush type covers; blank device plates in case of outlet type boxes and flat plates prime painted and secured with flat head screws in the case of larger boxes. Surface junction boxes in utility areas to be without knockouts, to have close fitting screw covers and to be finished in medium gray enamel.
- C. Boxes exposed to the weather to be weatherproof type as required by NEC.
- D. Bushings, knockout closures and locknuts: Provide corrosion-resistant punched-steel box knock-out closures, conduit locknuts and malleable iron conduit bushings, offset connectors, of types and sizes to suit respective uses and installation.

Outlet Boxes

- A. Interior outlet boxes: Provide galvanized flat rolled sheet steel interior outlet wiring boxes, of types, shapes and sizes, including box depths, to suit each respective location and installation; construct with stamped knockouts in back and sides, and with threaded screw holes with corrosion-resistant screws for securing box covers and wiring devices. Through wall boxes shall not be used.

- . Interior outlet box accessories: Provide outlet box access. Accessories as required for each installation, including mounting brackets, wallboard hangers, extension rings, fixture studs, cable clamps and metal straps for supporting outlet boxes, which are compatible with outlet boxes being used and fulfilling requirements of individual wiring situations. Choice of accessories is Installer's option.
- C. Weatherproof outlet boxes: Provide corrosion-resistant cast-metal, weatherproof outlet wiring boxes, of types, shapes and sizes, including depth of boxes, with threaded conduit ends, cast-metal face plates with spring-hinged waterproof caps suitably configured for each application, including face plate gaskets and corrosion-resistant fasteners.
- D. Lighting outlet boxes to be standard 4-inch octagonal, 1-1/2 inches minimum deep boxes.
- E. Flush device boxes in masonry walls to be masonry boxes designed for the purpose, or 4 in. sq. boxes with raised covers designed for masonry.
- F. Wiring device boxes for surface conduit work and located in potentially damp areas to be FS series cast boxes.
- G. Where outlet boxes are to be cast in concrete slabs, they shall be boxes designed for concrete installation.
- H. Flush device boxes in plaster or dry construction to be 4 in. sq., 2-1/8 inch deep boxes with plaster covers or gangable 2-1/2 inch deep boxes. Shallow 1-1/2 inch deep gangable boxes may be used only in demountable partitions and in other walls too thin for standard depth boxes.

Execution /Installation

Pull and Junction Boxes

- A. Install pull and junction boxes, complying with manufacturer's written instructions, applicable requirements of NEC and NECA's "Standard of Installation", and in compliance with recognized industry practices.
- B. Coordinate installation of electrical boxes and fittings with wire/cable and raceway installation work.
- C. Pull and junction boxes to be located in utility areas or above accessible ceiling systems wherever possible. Boxes located in exposed areas shall be brought to the attention of the Architect prior to installation.
- D. Pull and junction box to be sized in accordance with the NEC for both contained conductors and conduit entrance and exits.
- E. Fasten boxes rigidly to structural surfaces, or solidly imbed electrical boxes in concrete or masonry.
- F. Boxes not otherwise accessible in ceilings and walls shall be made accessible by an 18" X 18" or larger hinged door access panel.
- G. Provide watertight boxes, slip expansions or bonding jumpers where dictated by construction conditions.
- H. There will be at least one (1) junction box located at or near the employee work center that will allow Data Technicians to install said equipment.

Outlet Boxes

- A. All outlet boxes upon which lighting fixtures are to be installed, to be equipped with 3/8 inch fixture studs.
- B. All boxes to be rigidly supported from building structure independent of the conduit system.
- C. Boxes cast into masonry or concrete are considered to be rigidly supported.
- D. Framing members of suspended ceiling systems shall not be permitted as a support.
- E. Flush boxes to finish within 1/4 inch of surface of non-combustible materials. Boxes shall not project beyond finish surfaces.
- F. Flush fixtures in lay-in ceilings to have branch circuit terminated in a junction box above

ceiling, but accessible through ceiling opening and located at least one foot away from the fixture.

- G. Pre-wired incandescent fixtures may have the branch circuit conduit terminate in the fixture junction box provided the box is sized sufficient for the wire and UL labeled for 90 degrees C wire.
- H. Lessor will supply all prints with locations for installing of said boxes. Locations of all outlets are approximate. Final location shall be verified with the ~~State and County~~ offices of Facility Management prior to installation install knockout closures for unused openings.

HVAC

General

- A. In locations that involve more than one suite, each suite will be zoned separately and have its own thermostat.
- B. Clean HVAC Duct after construction

Doors

Standards

- C. Prefer factory finished solid core architectural wood doors.
- D. Doors off of a hallway need to have a window.
- E. Core, all doors except labeled openings: Particleboard manufactured per ANSI A208.1 "mat-formed wood particleboard", Grade 1-L-1 as modified by NWWDA. Stiles and rails to be bonded to core.
- F. Core material of a single or tightly fitted door shall not contain asbestos. Stiles and rails should be bonded to core.
- G. Vertical edge stile should allow for minimum thickness for scheduled hardware. Provide ¼" hardwood edge bands matching door face veneer.
- H. Provide manufacturer's warranty against manufacturing defects.
- I. Fire Rated Doors
 - 1. 1 3/8" (35 mm) and 1 3/4" (44 mm) thick.
 - 2. 5-ply hot pressed doors should have particleboard cores.
 - 3. Provide 3/4", 1", and 1 1/2" hour ratings. The side edges should have industry leading split resistance for maximum screw holding strength. No through bolts.

Frames

- A. Provide steel frames for all doors. Conceal all fasteners, unless otherwise indicated.
- B. Frames of 0.053 – inch (1.3 mm) thick steel sheet for level 2 steel doors.
- C. Frames of 0.067 – inch (1.7 mm) thick galvanized steel sheet for level 3 steel doors, unless otherwise indicated.
- D. Frames need to be painted to match doors.
- E. Door silencers: Except on weather-stripped frames, fabricate stops to receive three silencers on strike jambs of single-door frames and two silencers on heads of double-door frames.
- F. Supports and anchors: Fabricated from not less than 0.042 inch (1.0 mm) thick, electrolytic zinc-coated or metallic-coated steel sheet.
- G. Wall anchors in masonry construction: 0.177-inch (4.5 mm) diameter steel wire may be used in place of steel sheet.
- H. Inserts, bolts, and fasteners: Need to consist of manufacturer's standard units.
- I. Corrosion inhibitors: Asphaltic based paint.

J. Fabrication: Fabricated steel door and frame units are to be neat in appearance and free from defects including warp and buckle.

Carpet

general

- A. Carpet is to be modular with glue down installation per manufacturer's instructions. The carpet squares are to be constructed of tufted or fused bonded performance loop pile.
- B. The preferable fiber is Antron nylon or 6.6 or equivalent premium fiber.
- C. Solution dyed material is best but yarn dyed, or combination is acceptable.
- D. A waterproof backing is required, made of woven polypropylene, polyvinyl, or equivalent, no latex.
- E. Carpet must pass current standard tests for static and those for flammability as required by Federal, State, and Local codes and regulations.
- F. Warranty- 10-year minimum (commercial).
- G. Submittals: Product data for each type of product including manufacturer's written data on physical characteristics, Durability, and fade resistance. Include installation recommendations for each type of substrate required.
- H. Copies of MSDS sheets for all products to be installed (Carpet and adhesive) will be provided to owner.
- I. Samples: One sample for each product including color options and textures is required. Label each sample with the manufacturer's name, material description, color, pattern, and designation indicated on the drawings and in schedules.
- J. Maintenance Data (to be provided to owner):
 - 1. Methods for maintaining carpet, including cleaning and stain-removal products and procedures and manufacturer's recommended maintenance schedule.
 - 2. Precautions for cleaning materials and methods that could be detrimental to carpet.

Project Conditions

- A. Comply with CRFI 104, Section 6. 1, "Site Conditions; Temperature and Humidity."
- B. Perform moisture test and install only after acceptable levels of moisture have been achieved as defined by the flooring manufacturer.
- C. Store materials for not less than 48 hours prior to installation in area at temperature of 70 degrees F to achieve temperature stability. Thereafter, maintain conditions above 55 degrees F.
- D. Environmental limitations: Do not install carpet until wet work in spaces is complete and dry, and ambient temperature and humidity conditions are maintained at the levels indicated for project when occupied for its intended use.
- E. Do not install carpet over concrete slabs until slabs have cured and are sufficiently dry to bond with adhesive and concrete slabs have PH range recommended by carpet manufacturer.

Extra Material

Before installation begins, furnish extra materials that match products to be installed, and that are packaged with protective covering for storage and identified with labels describing amount and contents.

Installation Accessories /Installation

- A. Trowelable leveling and patching compounds: Latex-modified, hydraulic-cement based formulation provided by or recommended by the carpet manufacturer.
 - B. Adhesives: Water-resistant, mildew resistant, non staining type to suit products and subfloor conditions indicated, that complies with flammability requirements for installed carpet and that is recommended by the carpet manufacturer.
- C. Direct glue down installation: Comply with CRJ 104, Section 8, "Direct glue-down installation"
- D. Comply with manufacturer's written recommendations for seam locations and direction of carpet. Maintain uniformity of carpet direction and lay of pile. At doorways, center seams under the door in closed position.
- E. Cut and fit carpet to butt tightly to vertical surfaces. Permanent fixtures and built-in furniture, including cabinets, pipes, outlets, edgings, thresholds, and nosings. Bind or seal cut edges as recommended by carpet manufacturer.
- F. Extend carpet into toe spaces, door reveals, closets, open-bottomed obstructions, removable flanges, alcoves, and similar openings.
- G. Maintain reference markers, holes, and openings that are in place or marked for future cutting by repeating on finish flooring as marked on subfloor. Use non-permanent, non-staining marking device.
- H. Install pattern parallel to walls and borders.

Examination

A. Verify that substrates and conditions are satisfactory for carpet installation and comply with requirements specified.

Concrete subfloors:

1. Slab substrates are dry and free of curing compounds, sealers, hardeners, and other materials that may interfere with adhesive bond. Determine adhesion and dryness characteristics by performing bond and moisture tests recommended by the carpet manufacturer.
 2. Subfloor finishes comply with requirements specified in Division 3 section "Cast-in-place concrete" for slabs receiving carpet.
 3. Subfloors are free of cracks, ridges, depressions, scale, and foreign deposits.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

Preparation

- A. General: Comply with CRI 104, section 6.2, "site conditions; floor preparation." and carpet manufacturer's written installation instructions for preparing substrates indicated to receive carpet installation.
- B. Use trowelable leveling and patching compounds to fill cracks, holes, and depressions in substrates.
- C. Remove coatings, including curing compounds, and other substrates that are incompatible with adhesives and that contain soap, wax, oil, or silicone, without using solvents.
- D. Broom and vacuum clean substrates to be covered immediately before installing carpet. After cleaning, examine substrates for moisture, alkaline salts, carbonation, or dust.

Proceed with installation only after unsatisfactory conditions have been

corrected. **Cleaning and Preparation**

- A. Perform the following operations immediately after installing carpet:
1. Remove excess adhesive, seam sealer, and other surface blemishes using cleaner recommended by carpet manufacturer
 2. Remove yarns that protrude from carpet surface.
 3. Vacuum carpet using commercial machine with face-beater element.
- B. Protect carpet against damage from construction operations and placement of equipment and fixtures during the remainder of construction period. Use protection methods indicated or recommended in writing by carpet manufacturer.

General

- A. Linoleum, VCT or other approved hard surface homogenous floor tile and vinyl wall base will be provided in the entrance lobby, restrooms, break room, customer waiting area and hallways. Walk-off carpet may be installed in some applications. Walk-off mats are usually in lobby areas
- B. ASTM F 1066, 118" or 1/10" gauge installed with water-resistant adhesive.
- C. Vinyl wall base not less than 4" installed in tile and carpeted areas and in front of customer service counter.
- D. National Fire Protection Association: NFPA 253- Standard method of test for critical radiant flux for floor covering systems using a radiant heat energy source.
- E. Conform to OBC code for fire performance ratings. Flooring, critical radiant flux (CRF): minimum 0.45 watt per square centimeter, per ASTM E 648.
- F. Product Data: Submit data describing physical and performance characteristics: including sizes, patterns and colors available; and installation instructions.
- G. Copies of MSDS sheets for all products to be installed (Tile and adhesive) will be provided to owner.
- H. Comply with CRI 104, Section 6.1, "Site Conditions; Temperature and Humidity."
- I. Perform moisture test and install only after acceptable levels of moisture have been achieved as defined by the flooring manufacturer
- J. Store materials for not less than 48 hours prior to installation in area at temperature of 70 degrees F to achieve temperature stability. Thereafter, maintain conditions above 55 degrees F.

Qualifications

- A. Manufacturer: Company specializing in manufacturing products specified in this section with minimum three years (documented) experience.
- B. . Installer: Company specializing in performing work of this section with minimum three years of experience.
- C. Store materials for not less than 48 hours prior to installation in area at temperature of 70 degrees F to achieve temperature stability. Thereafter, maintain conditions above 55 degrees F.
- D. Extra materials: Turn partial cartons and extra materials over to owner: labeled to identify type and amount of contents.

Resilient Base

- A. . Base ASTM F186 1 Rubber top set. covered. toeless.
 - 1. Height: 4 inch
 - 2. Thickness: 0.125 inch
 - 3. Finish: Satin
 - 4. Length: Roll

Accessories

- A. Subfloor Filler: Type recommended by adhesive material manufacturer.
- B. . Primers and adhesives: Waterproof; types recommended by flooring manufacturer.
- C. Moldings, transition strips and edge strips should be of the same material. and co-ordinate with the color of the flooring.
- D. Sealer and wax: Types and subsequent coats recommended by flooring manufacturer.
- E. Copies of MSDS sheets for all products to be used will be provided to owner.

Execution

Examination

- A. Section 01310 - Project management and coordination: Verification of existing conditions before starting work.
- B. . Verify concrete floors are dry to maximum moisture content as recommended by manufacturer, and exhibit negative alkalinity, carbonization, and dusting.
- C. Verify floor and lower wall surfaces are free of substances capable of impairing adhesion of new adhesive and finish materials.

Preparation

- A. Remove sub-floor ridges and bumps. Fill minor low spots, cracks, joints, holes, and other defects with sub-floor filler to achieve smooth, flat, hard surface.
- B. Prohibit traffic until filler is cured.
- C. Clean substrate.
- D. Apply primer as required to prevent "bleed-thru" or interference with adhesion by substances cannot be removed.

Installation -Tile Flooring

- A. Mix tile from container to ensure shade verification is consistent when tile is placed.
- B. Lay flooring with joists and scams parallel to building lines to produce symmetrical tile pattern unless otherwise specified.
- C. Install tile using Y-1 turn pattern. Allow minimum ½ full size tile width at room or area perimeter.
- D. Scribe flooring to walls, columns, cabinets, floor outlets and other appurtenances to produce tight joints.
- E. Where floor finishes are different on opposite sides of door, terminate flooring under centerline of door.
- F. Install edge strips at unprotected or exposed edges, where flooring terminates, and where indicated.
- G. Coordinate C.O. locations and cover plates with plumbing contractor. Maintain level even floor at c.o.

Installation -Base

- A. Fit joints tightly and make vertical. Maintain minimum dimension of 18" between joints.
- B. Miter internal corners. At external corners, 'V' cut back of base strip of 2/3 of its thickness and fold. At exposed ends, use pre-molded units.
- C. Install base on solid backing. Bond tightly to wall and floor surfaces.
- D. Scribe and fit to door frames and other interruptions.

Tile Maintenance Procedures (These DO NOT apply to Forbo; refer to Manufacturer's Maintenance and Care Instructions)

Always use a quality name product that has MSDS information on file, and follow manufacturer recommendations to ensure the best results. Restrict traffic when cleaning, waxing or stripping due to the possibility of slipping. Use protective runways when moving heavy objects, even if equipped with wheels, to avoid causing adhesive displacement, marring, or gouging of the tile.

Maintenance Immediately After Installation

- 1. Do not wash or scrub the floor for at least 4 to 5 days after installation to allow the floor tiles to bond to the underlayment/subfloor.
- 2. Keep heavy furniture and equipment off the floor for at least 48 hours to allow the adhesive to set.
- 3. Sweep or vacuum thoroughly, and remove any residual adhesive with a clean white cloth dampened with mineral spirits.
- 4. Apply a minimal of 2 coats of a high cross-linked acrylic floor polish to temporarily protect the floor until regular maintenance procedures can begin.

Preparation for Commercial Use

- 1. Scrub the floor using a good quality non-alkaline floor cleaner and a floor machine of 170-250 RPM equipped with a green or blue scrubbing pad.
- 2. Thoroughly rinse the floor (avoid flooding the floor) and allow the floor to dry completely.
- 3. Apply 3-5 coats of high quality cross-linked acrylic floor polish, allowing sufficient drying time. (At least 30 minutes between applications).

Regular Maintenance

- 1. Clean floor frequently with a treated (non-oily) dust mop or clean, soft push broom.
- 2. Damp mop the floor, as required, using a properly diluted, neutral-detergent solution. Light scrubbing with an automatic floor machine may be required in heavily soiled areas.
- 3. Rinse the floor with clean water and allow it to dry completely.
- 4. After damp mopping or light scrubbing, spray buffing or high speed burnishing may be performed to restore gloss.

Spray Buffing

Spray buff only when a solid base coat of at least 3 coats of polish already exists on the floor. Spray buff using a diluted floor polish (7%, 8% solids) or a spray buffing compound. Before the liquid is dry, buff with a floor machine equipped with a white or tan buffing pad or a soft brush at 170-700 rpm. After buffing the liquid dry, a thin, glossy film remains, which protects the base coat and polish, reducing the need for stripping. Heavy traffic areas may need extra coats of polish on a more frequent basis.

High Speed Burnishing

CAUTION: Operators of ultra-high-speed burnishing machines should be well trained. Careless or improper use of these machines can result in severe and extensive damage to tile floor.

Ensure that the floor is free of all loose dirt and debris. High speed burnishing utilizes a machine of 900 to

2000 rpm capacity. It is a dry buffing procedure performed on a floor already coated with at least 6 coats of polish specifically formulated for burnishing. This base coat should be periodically rebuilt by recoating to compensate for loss of finish from this operation. The machine should be operated in a straight line, with a push-pull method, rather than a sweeping motion. When the floor appearance no longer responds to high speed burnishing, thoroughly clean the floor and apply gloss restorer, spray buff or recoat the original finish.

Stripping

Use of high quality maintenance products and regular adherence to a quality maintenance program will greatly reduce the need for stripping. Strip floors only when necessary. Follow the manufacturer's label recommendations for proper dilution, use, clean up and disposal of stripper.

Additional Product Option:

At the discretion of Lucas County and the Ohio Department of Public Safety, Luxury Vinyl Plank flooring will be installed in customer areas in place of VCT.

Refer to manufacturer's installation, maintenance and care instructions for LVP products.

Janitors Closet

- A. Minimum size as specified on drawings.
- B. Space for shelf or storage cabinet (min. 3' X 3') for supplies
- c. Basin (floor or upright) with running hot and cold water
- D. This room needs to be located off the break room or common area (If located in a space accessed by the public, such as in a common vestibule, a dry wall ceiling will be required.)

Rest Rooms

All restrooms will comply with the most current federal ADA law.

Ceiling

- Drywall

Flooring

- Flooring will be an easily cleaned hard surface material such as homogeneous tile or ceramic tile (specifications listed above).

Fixtures

- All fixtures will be commercial grade
- Toilets will be power flush units
- Hand driers required ;
 - Hand dryer motor shall be a discharge vacuum motor/blower (5/8 HP / 20,000 RPM) which provides air velocity of 16,000 LFM (linear feet per minute)
 - Blower housing should be vandal proof. It shall be protected by an automatic resetting thermostat, which shall open whenever air flow is cut off and shall close when flow of air is resumed. Produce an air temperature of up to 135°F (57°C) at a 72°F (22°C) ambient room temperature at the hands (4 inches [102 mm] below air outlet).
 - Hand dryer Control assembly to be activated by an infrared optical sensor located next to the air outlet. The dryer shall operate as long as hands are under the air outlet. There is a 35-second lockout feature if hands are not removed.

Accessories

- Toilet paper dispensers will be lockable and tamper resistant. Toilet paper rolls will be "Jumbo" size
- Commercial type mirrors will be installed to comply with all current ADA requirement

Break Room

A break room is provided that is to include kitchen cabinets, a sink, garbage disposal, service outlets (for

microwave, coffee pot, toaster, etc.), space and an outlet for a refrigerator .

- Cabinets;
Cabinets may be a stock variety
Counter top; high pressure plastic laminate (NevaMar, Formica, WilsonArt, etc.)
Base cabinets are to be 36" high, standard depth, and to include one sink
base Cabinets should include shelves; preferably adjustable Corresponding
wall mounted cabinets 12" deep should be mounted above;
18" (min.) clear space above counter top
- Sink, Plumbing and disposal;
Sink is to be a double stainless steel sink.

A garbage disposal (min. ½ H.P.) should be
installed Plumbing is to be provided by the
Landlord
- Outlets;
one dedicated, 20 amp, GFI double duplex wall outlet to be mounted above
counter top one duplex outlet to be located to be used for refrigerator

Offices

Two offices will be provided; size can vary due to available space and County and State agency requirements

- In most locations a window will be provided to allow a view of the customer service counter
- Windows are generally 4' wide, 3' tall and 36" a.f.f., but may vary by location
- One way tint; prohibiting sight from the customer service area into the office should be applied to the window. In locations where this is not possible, operable blinds should be provided on the office side.
 - 99% sun control window film; Silver.
 - One way "bus-siding" type window films depicting the Ohio BMV logo that corresponds to that BMV suite's section (BMV Driver Exam Services or BMV License Services) for one office.

Lighting and Exterior

General

The property owner will be responsible for the installation of all lighting to the new or renovated Facility. All lights will be of at least two (2) bulb fixtures, and will be located in conjunction with employee work area(s). The property owner will need to ensure that all exit and emergency lights for the facility will be in working order per Federal, State, & Local codes, and to cover all areas such as break rooms, and offices. This will also include the installation of necessary switches in offices, break rooms, rest rooms, and employee work areas.

- A. Furnish and install lighting fixtures, lamps, ballasts and in-line fuses as herein specified for each area.
- B. Furnish and install all necessary mounting brackets, hardware, concrete mounting bases, etc. as required for a complete installation.
- C. All fluorescent fixtures shall have energy saving electronic ballasts and T-8 lamps.
- D. Lighting should be 30-50 foot candles throughout the space.

Quality Assurance

Lighting fixtures, lamps and ballasts shall be UL listed and labeled, certified by ETL & CBM.

Manufacturers

1. Incandescent: General Electric Company, Sylvania Corporation, or Philips Lighting Company.
2. Fluorescent: General Electric Company, Sylvania Corporation, or Philips Lighting Company.
3. High Intensity Discharge: General Electric Company, Sylvania Corporation, or Philips Lighting Company.
4. All incandescent, fluorescent, and HID lamps of a given size shall be by the same manufacturer.
5. Ballasts: General Electric Company, Advance Transformer Company, Universal Manufacturing Corporation, or Bodine Company.

Products

Lighting fixtures

- A. Lighting fixtures shall be as scheduled in a configuration to best support the daily operations of the facility.
- B. Recessed incandescent fixtures shall have integral thermal protection.

Lamps

- A. Unless specifically indicated otherwise, all incandescent lamps shall be inside frosted 120 volt.
- B. Unless specifically indicated otherwise, all fluorescent lamps shall be energy saving, cool white type.
- C. Unless specifically indicated otherwise, all high intensity discharge lamps to be phosphors coated or have diffusions bulb finish.

Ballasts

- A. Unless specifically indicated otherwise, all fluorescent fixtures shall have high power factory energy saving ballasts with "A" sound rating, premium class "P", and minimum power factor of 90%. General Electric Wattmiser or equivalent.
- B. Unless specifically indicated otherwise, all high intensity discharge fixtures shall have high power factor, constant wattage ballast's capable of starting at 20 degree F.
- C. Fluorescent emergency ballast's shall be remote mountable red NEMA enclosure with flexible conduit whip, remote mountable test switch / charging unit plate, 90 minute capacity field replacement nickel -cadmium battery and hi-rate charge, Bodine B35.

Acrylic Lens

- A. Unless otherwise noted, all lenses on fluorescent fixtures to be acrylic. (minimum thickness of .125 inch)

Installation

- A. Fixtures to be securely mounted to elements of the building structure such that fixtures will be square, plumb, and rigid, and will not fall or sag. Contractor shall verify the actual suspension system to be used and make all adjustments in fixture installation provisions occasioned thereby. Provide plaster flanges where required for plaster ceilings.
- B. All fluorescent troffers shall be shipped from the manufacturer enclosed in plastic wrap. Contractor shall install the fixtures with the plastic wrap and only remove the wrap after the work environment is clean.
- C. Surface incandescent and fluorescent fixtures to attach to the outlet boxes, which shall be rigidly supported to the structure independent of the ceiling suspension system. In the case of incandescent fixtures, provide an additional support to the ceiling suspension system by means of hanger bar between tees.
- D. Fixtures cleaned of dirt both inside and outside. No fixtures installed until painting work of general contractor is completed. Damaged, deformed or defective fixtures to be

- replaced.
- E. Flush fixtures with light spilling between frame and ceiling to have felt gasket installed between trim and ceiling.
 - F. Only the number of lamps required to provide adequate lighting for work yet to be done, in each area, and acceptable temporary lighting elsewhere shall be installed by this contractor at the time lighting fixtures are installed and tested. Remaining lamps to be installed not more than 10 days prior to date of substantial completion of the project. Replace lamps used for temporary lighting with new lamps not more than 10 days prior to date of substantial completion of the project.
 - G. Pre-wired flush fixtures shall have minimum 90 degree C wiring and junction box capacity sufficient for the circuit wiring requirements.
 - H. Furnish all required installation accessories for the fixtures as required for specific location whether or not included in the manufacturer's catalog number. Such accessories include plaster frames, rings, flanges, canopies, stem hangers, and suspension straps.
 - I. Designated night light, emergency egress, and exit signage fixtures shall be connected ahead of switching.

Project Completion

General

The property owner will be responsible for a final cleaning of the space prior to tenant occupancy; no dirt, no dust, windows washed, bathrooms cleaned; move-in condition.

Signage

Check with Landlord for property specifications after the Lease/Contract is signed.

- Sign Company is responsible for all necessary permits

CLERK OF COURTS
TITLEWORK
2,700 SF

45'

BMV
LICENSING
2,700 SF

45'

