BUILDING STANDARD CONSTRUCTION GUIDELINES & FINISH SPECIFICATIONS

General notes:
Building standards set the baseline specifications for construction activity within IPT properties. Alternate finishes will be considered when requested, and final approval will be granted by IPT Asset Management. Construction Divisions not qualified in this document shall be included as required by local code and shall in keeping with the level of standard outlined below.

Budgeting shall qualify any, “match existing” conditions at the time of budget submission.

Division 01 – General Requirements
1. Final construction clean will include at a minimum wipe down of all horizontal and vertical surfaces and cleaning of all windows within the office space. All carpet flooring will be vacuumed. Waxing on all hard surface flooring per manufacturer’s instructions. Deep clean of all restrooms and dining areas.

Division 06 – Millwork
1. Custom millwork will be commercially manufactured and plastic laminated. Laminate to be selected based on the chosen IPT building standard scheme. Base cabinets, upper cabinets and countertops will require shop drawings and Architectural approval. Cabinet interiors will be white melamine.

Division 07 – Insulation & Roofing
1. 07200
   a. R-19 roof insulation (unfaced) will be installed across the minimum square footage required by code.
   b. R-11 insulation at new exterior furring walls
   c. R-11 insulation at full height demising walls separating office and warehouse functions.

2. 07500
   a. All roof repairs will be completed by the building proprietary roofing contractor. All warranties shall remain intact.
   b. **NOTE TO PM’S** - Ensure updates are made in Roof-Management as required by the scope of the project and to maintain the accuracy of the information in the portal.
Division 08 – Doors and Windows

1. 08200
   a. Office. 3’-0” x 8’-0” x 1-3/4” solid core prefinished Birch door with clear factory finish all sides. Clear anodized aluminum frame by Western Integrated or equal with integral 24” sidelight.
   b. Exterior and Warehouse. 3’-0” x 8’-0” x 1-3/4” hollow metal door with welded hollow metal frame, factory primed. Door and frame to be painted on-site.
   c. Storefront. New storefront will match existing storefront. All storefront modifications will be approved via submittal process by IPT Asset Management.
   d. Hardware:
      i. Schlage, AL-Series “Saturn” commercial grade hardware. Satin chrome finish. Functionality as required by location.
      ii. Commercial floor (dome) or wall stops at every door. Satin chrome finish.
      iii. Provide closers as required by code.
      iv. Hinges as required, satin chrome finish.
      v. Aluminum threshold & weather stripping at all hollow metal doors.

2. 08800
   a. All sidelights to receive 24” clear tempered glazing.
   b. New exterior glass will match existing exterior glazing. All exterior modifications will be approved via submittal process by IPT Asset Management.

Division 09 – Drywall, Ceiling, Flooring & Wall Finishes

1. 09250
   a. Exterior perimeter furring (office space only).
      i. 2-1/2” metal studs installed compliant with local code and manufacturer’s recommendations.
      ii. Furring to extend 6” above acoustical ceiling.
      iii. One (1) layer 5/8” Type-X drywall, finished to level-4.
   b. Interior office partitions.
      i. 3-5/8” metal studs installed compliant with local code and manufacturer’s recommendations.
      ii. Walls will be framed to the underside of the acoustical ceiling.
      iii. One (1) layer 5/8” Type-X drywall each side, finished to level-4.
   c. Occupancy separation demising.
      i. Full height metal stud partition from slab to structure above. Metal studs to be selected and installed compliant with local code and manufacturer’s recommendations. Rating to be compliant with local code.
      ii. One (1) layer 5/8” Type-X drywall each side. Exposed surfaces finished to level-4; concealed surfaces fire-taped only (level-1).
   d. Column furring (office space only).
      i. Furring channels installed compliant with local code and manufacturer’s recommendations.
      ii. Furring to extend 6” above acoustical ceiling.
      iii. One (1) layer 5/8” Type-X drywall, finished to level-4.
2. 09510
   a. 2’ x 4’ x 15/16” white t-bar grid system by Armstrong.
   b. 2’ x 4’ second-look Cortega tile #2767 by Armstrong.
   c. Ceilings will be 9’-0” AFF.
   d. Acoustical ceilings shall be purchased through the IPT national account with Armstrong. Please contact Deborah Pickens, 480-695-9053 or dlpickens@armstrong.com. Reference Industrial Income Trust.

3. 09680
   a. Carpet.
      i. Carpet shall be purchased through Patcraft national IPT national account. www.patcraft.com/industrialincometrust. Contact Jamie Wenger, 303-513-6351 or jamie.wenger@patcraft.com
      ii. Building standard carpet shall not exceed $16/SY F&I. Any deviation should be brought to the attention of IPT Construction Management immediately.
      iii. Specific carpet colors will be selected based on the chosen building standard color scheme.
   b. Hard surface.
      i. Provide floor prep as required for installation of hard surface flooring.
      ii. VCT will be Armstrong, color based on the chosen building standard color scheme.
      iii. SDT shall be Armstrong, color based on chosen building standard color scheme.
      iv. Asset Management will confirm locations of sheet vinyl and/or ceramic tile.
      v. Hard surface floorings shall be purchased through the IPT national account with Armstrong. Please contact Alice McCann, 626-398-5143 or almccann@armstrong.com.
   c. Rubber base.
      i. Base to be 4-inch rolled goods by Armstrong. Base shall be purchased through the IPT national account with Armstrong. Please contact Alice McCann, 626-398-5143 or almccann@armstrong.com.
      ii. Straight base installed over carpet.
      iii. Coved base installed over hard surface.
      iv. Office base color to be chosen based on the selected building standard color scheme.
      v. The warehouse side of office walls will receive 4-inch coved base, color black.
   d. Warehouse concrete.
      i. As appropriate and only if required, warehouse concrete will be cleaned and sealed with Vocomp-20 or equal. All associated costs will be submitted as an alternate to the pricing.

4. 09900
   a. All walls and ceilings will receive one (1) coat primer and two (2) coats finish. Final interior color to be determined based on selected building standard color scheme.
   b. All hollow metal doors and door frames will receive two coats of finish color on all sides.
c. Over sheet vinyl flooring, FRP will be provided at all wet walls in the restroom, terminating 48” AFF. FRP scope will include all required trims for a professional installation.
d. Over ceramic tile flooring, ceramic tile will be provided at all wet walls in the restroom, terminating 48” AFF.
e. All warehouse columns shall be painted “traffic yellow” to a minimum eight (8) feet AFF.
f. All dock equipment shall be painted “traffic yellow”.
g. Alternate cost shall be provided to paint the warehouse side of the warehouse demising wall.

Division 10 – Specialty and Miscellaneous Items
1. 10800
   a. Restrooms partitions to be floor mounted, overhead braced Bobrick or equal in standard single color determined by selected building standard color scheme.
   b. Door hooks will be provided on the stall doors, mirrors above the sinks.
   c. Soap dispensers will be wall mounted.
   d. Paper towel dispenser/waste receptacle will be a combination unit by Bobrick or equal.
   e. All other accessories will be minimum required for ADA and code compliance.
   f. Single occupant restrooms will have minimum accessories required for ADA and code compliance including mirrors above the sinks, wall mounted soap dispensers, and combination paper towel dispenser/waste receptacle.

Division 12 – Window Coverings
1. 12500
   a. New exterior window coverings will match existing in the building.
   b. If no window covering exists, base specification is inside mount vertical blinds. Color will be provided by Asset Management.

Division 15 – Fire Sprinkler, Plumbing and HVAC
1. 15300
   a. Fire Sprinkler systems will be design/build upon award of the subcontract.
   b. White concealed heads will be used in hard lid areas.
   c. Chrome semi-recessed heads will be used in acoustical ceilings.
   d. Sprinkler heads will be installed in an organized, symmetrical manner consistent with the design of the entire ceiling, and center of ceiling tile as appropriate.

2. 15350
   b. Warehouses will receive surface mounted extinguishers, quantity to maintain code compliance through the scope of the Landlord work only.
   c. Quantity and location shall be compliant with local code.
3. 15400
   a. Restroom plumbing fixtures shall be equal in quality to those outlined below, though no specific fixture is mandated. Quality fixtures which are readily available and cost effective may be substituted.
      i. Kohler K-4405/4406 with Sloan Royal 111 flush valve.
   b. When required and as feasible, hot water will be provided with a single electric hot water heater sized appropriately for the requirement. If a single heater is not feasible due to the layout of the space, consideration shall be given to local instantaneous water heaters.

4. 15500
   a. Provide heating and cooling for building standard office areas at a rate of one (1) ton per 350 square feet.
   b. Provide a five (5) year compressor warrantee.
   c. Provide all ducting for a complete system in accordance with local codes/SMACNA.
   d. Diffusers to be Titus PCS-AA/PXP-AA or equal.
   e. Provide digital 7 day programmable thermostat for each package unit.
   f. Provide independent air balance.

Division 16 - Electrical
1. 16001
   a. Provide two (2) convenience outlets per office, installed per local code.
   a. Provide box, conduit and pull-string to accessible ceiling space for one (1) telco location per office. Conceal with a blank plate.
   b. Electrical finish will be white Decora outlets, switches and plates.
   c. Switching
      i. Provide switching and controls as required by local building code.
      ii. Provide at a minimum motion sensors in every restroom and in every office.
      iii. Provide at a minimum 3-way switching between main and auxiliary access doors in the office, warehouse, and stairs (as applicable).
      iv. Provide a single switch which operates all warehouse lighting adjacent the door from the office to the warehouse.
   b. Lighting – lighting scope shall be coordinated during the bid/budget process directly with the IPT Construction Manager responsible for the building.
      i. West Region – Greg Guba, gguba@industrialpropertytrust.com
      ii. Central Region – Robb LaMontagne, rlamontagne@industrialpropertytrust.com
      iii. East Region – Brian Pawlowski, bpawlowski@industrialpropertytrust.com

2. 16600
   a. All modification to the Life Safety system will be completed by the building proprietary contractor.