

DHS Additional Specifications

Cabinet Work

Provide double door wall cabinets, with shelves, over entire length of counter top in lunchroom. Provide base cabinets, with shelves, entire length of counter top with exception of the sink space in order to comply with ADA.

Provide a Basin Guard under the sink to cover the piping, like or equal to Truebro Basin Guard. Color to be chosen by the Lessee.

Hardware

All interior office doors shall have floor mounted door stops. All office doors shall have door mounted coat hooks.

Heating, Ventilating and Air Conditioning

All HVAC equipment shall be commercial or light industrial grade and shall be installed at grade or within mechanical rooms for easy access and maintenance. **Roof mounted equipment will not be considered** unless all other options have been exhausted, and only when easy access has been provided.

Restroom Fixtures

Toilets and urinals shall be equipped with flush valve hardware similar to Model "OPTIMA Flushometers" hardwire sensor operated.

Wall mounted baby changing table located in the lobby restrooms.
Provide a 12" x 36" plastic laminated shelf in each employee's toilet room near the exit no higher than 40" from the floor.

Privacy wall will be needed inside the restroom

Power/Data/Communication Poles (drops)

will be supplied by the Lessee and installed by the Lessor. Installation of power drops, direct, final and complete connection to the modular furniture system shall be the responsibility of the Lessor. This includes cutting of ceiling tiles to accommodate installation of Lessee supplied power poles. All work shall be coordinated with electrical contractor.

Tot Area

One wall should have glass for viewing and it should have a dutch door.

Vestibule

Stand alone heater needed in the vestibule.

Lobby

In the lobby, provide and install one wall bracket that tilts/swivels to accommodate a 19" TV/VCR combo.

Shelving

Provide a 12" x 36" plastic laminated shelf in each employee's toilet room near the exit no higher than 40" from the floor.

In the lobby, provide and install one wall bracket that tilts/swivels to accommodate a 19" TV/VCR combo.

In the store room, provide 30" x 48" floor to ceiling, finished wood, adjustable shelves built into the perimeter of the room

EQUIPMENT

Provide an indoor annunciator bell and an outdoor push button switch adjacent to truck/service doors, for purposes of notifying State employee that a delivery is pending.

SPECIAL CONSTRUCTION

Reception / Cashier/ Food Stamp Windows (If Required)

Furnish a transaction window (s) designed and built in a manner that provides a completely assembled, finished unit, installed in a finished opening, with counters. The window shall be have a speaker and a pass through opening. A lip on the lobby side of the window will be needed for clients **Adjustable, built in shelves will be needed on the Lessee side of the window (s). ADA requirements must be maintained.** Reception and accounting areas require floor to deck walls.

Visitation Area

The wall between the visitation room and interview room shall have a 2' x 4' one way mirror/window. This window shall be equipped with a mini-blind on the interview room side.

Teledata Room

Requires floor to deck walls. A separate cooling unit, typically a Liebert System. Special electrical circuits and outlets depending on the equipment needs. Alternatively, a separately zoned system with its own thermostat is acceptable.

Snow Removal

Please incorporate in lease

Exterior grounds maintenance, including grass and weed cutting, clippings removal, leaf raking, litter removal, sidewalk surface and parking lot surface maintenance, de icing, and snow removal. Snow removal is to be completed as needed Monday through Friday excluding State holidays and must be completed by 7:00 A.M. Snow plowing is required with each snowfall of three to four (3-4) inches or more or when blowing and drifting causes a build-up, and there shall be

a clear path from the handicapper motor vehicle parking spaces to the barrier free entrances. When necessary, use heavy equipment to remove large accumulations or snow piles from parking area. Snow must be removed from the parking area so that all parking spaces are continuously available. This is to be completed upon the request of the local office manager(s).

Janitorial

We need waste baskets emptied daily and restrooms, break rooms and drinking fountains cleaned daily.

Card Access System

Restrict access to staff and/or clients during certain hours of the day with the ability to see who has entered and when they entered.

Operable Partitions If sufficient conference rooms are unavailable in the space, an operable partition wall **MAY** be required.

Provide and install folding panel partition wall system in the Conference Room(s).

Folding panel partition shall be "Classic Series 7950". Electric operation, as manufactured by Hufcor, Janesville, Wisconsin 53547, or approved equal which meets or exceeds following requirements:

- a. Sound Transmission Class: Not less than 49 for full scale 14'-0" x 9"-0 test per ASTM E90-81, (NSSEA Class F).
- b. Covering: Wall Carpet Covering: Flame Spread Rating not more than 15 when tested per ASTM E84-81a, color as selected by State.
- c. Track: No. 42 Track system with continuous C channel roll-formed steel.
- d. Seals: Include standard top sweep seal and mechanical drop bottom seal.