

**SPECIAL REQUIREMENTS TO BE USED IN  
ADDITION TO DMB SPECIFICATIONS**

**For the new southeastern Michigan DELEG - UIA PRO / Wage & Hour office**

**General:**

1. DLEG is requesting DMB Facilities to oversee the build-out of this project. An MOP will be prepared as necessary.
2. The lessor shall provide an architect to develop the necessary floor plans and construction drawings.
3. All necessary permits for construction/renovation from all agencies having jurisdiction shall be procured and paid for by the Lessor.
4. All work necessary to comply with all code requirements and interpretations/directions from all permit agencies having jurisdiction shall be paid for by the Lessor.
5. Work shall be completed paying strict attention to the latest ADA/Barrier Free construction guidelines.
6. Lessor is responsible for project clean-up during and after remodeling is completed.

**Interior Walls:**

1. All newly constructed interior walls shall be 5/8" gypsum board. Painted surfaces shall receive one coat of primer and two coats of finish. Paint colors shall be selected by the State.
2. Sound Attenuation Batt Insulation for newly constructed interior walls shall be 3" thick, USG Thermafiber conforming to ASTM C655, and Fed. Spec. HH-1-521 E, Type I or II.
3. Install oak chair rail in the Conference Rooms and in the Lobby/Waiting area, 1 "x 4" at 32" on center off the finished floor, stained to match doors.
4. Construct an insulated interior wall to separate the UIA PRO staff from the Wage and Hour staff.

**Doors:**

1. All interior doors shall be 1-3/4" thick, commercial grade, solid core, wood construction, stained and varnished.
2. All interior doors should have side lights (approximately 15" wide glass panel running the length of door frame).

3. A keying plan will be provided to the Lessor. All hardware shall be Schlage AL Series or approved equal. Lessor shall supply two keys per lock and three master keys.
4. All door handles shall be a heavy duty lever type.
5. The main entry and vestibule doors to the suite shall be equipped with electric push button operators for the handicapped. Operator push switch plates shall be of 6-1/4" diameter with embossed wheelchair symbol. The Lessor shall work with the State to provide an employee access (proximity card) system for the building to separate the client/customer areas from the office area. Provide a door release at the reception window/counter to allow the receptionist to buzz clients/visitors into the office area from the lobby area.
6. Install a canopy over the entrance door. Lessee to approve design and color selection on canopy.

**Ceiling:**

1. New acoustical ceiling tile shall be installed throughout to help reduce room to room sound transmission.

**Lighting:**

1. All applicable electrical appliances and lighting shall conform to Energy Star requirements.
2. Office lighting levels shall be a minimum maintained lighting intensity of 50 foot candles at desktop level.
3. All interior office light fixtures shall be 2'x 4' Metalux fluorescent troffers, or approved equal. Troffers shall be equipped with parabolic diffusers.
4. Install a minimum of 6 recessed or can lights in the **large** Conference Room, controlled by a dimmer switch.

**Flooring:**

1. New carpet is to be installed throughout the building, except in the Restrooms, Break Room, and the Tele/Data Room. Carpet shall be "Guardian Plus" by Collins and Aikman, or "Faculty IV" by Lees, 26 oz. face yarn weight, anti static, commercial grade carpet tile in 24" x 24" modules or approved equal. Adhesive shall be C-14 pressure sensitive by C&A, or equal. Carpeting shall be supplied and installed by the lessor. Complete specifications of any substitutes must be submitted to the State prior to construction. Install 4" carpet base. Color selection by the State.
2. Vinyl Composition Tile with a 10 year warranty similar to Armstrong or Mannington shall be installed in the Tele/Data Room and Break Room. Rubber Wall Base products shall comply with FS SS-W-40, Type 1. Color selection by the State.
3. Employee and public restrooms will be finished per the DMB standard specifications.

**Electrical and Phone/Data:**

1. Individual room lighting shall be separately switched at the room entrance doors.

2. Phone and data wire conduit should be installed as specified on floor plan provided by the State, and shall be of sufficient size to accommodate 3 4-pair, level 5, twisted pair cable to each office. Phone and data wire connections will be installed by State employees.
3. Specifications for the Tele/Data Room will include two isolated circuits with one -4 outlet box for each circuit (total 8 outlets).
4. Provide security lighting around perimeter of building. Parking lot shall be illuminated to two (2) foot candles at the parking surface. All exterior lighting shall be vandal resistant and controlled by photoelectric light sensing devices.

**Mechanical and Plumbing:**

1. Install a self-rimming, 20 gauge stainless steel double basin sink in the Break Room.
2. The Break Room sink shall be equipped with an "In-sink-erator" commercial quality ½ hp garbage disposal with sound insulation, lifetime lubricated bearings, and stainless steel impellers, grinding chamber and shredder.
3. Faucet sets for the sinks shall be chrome plated, heavy-duty, commercial grade, single control, and shall have hot and cold water line feeds and drain connections.
4. Install separate men's and women's employee restrooms.
5. Install separate men's and women's public restrooms.
6. Provide an electric water cooler and drinking fountain combination unit adjacent to the employee restrooms. The unit shall be "Barrier Free Design", similar to Halsey Taylor Model BCF-7F. Housing and bowl shall be satin finish stainless steel.
7. Install a separate air conditioning unit in the Tele/Data Room.

**Special Construction:**

1. Provide laminate wall and base cabinets and counter tops with 4" backsplash in the Break Room. Cabinets shall be complete with hardware, drawers, dividers, and adjustable shelves. Drawers shall be suspended on steel slides with ball bearing type nylon rollers for ease of operation. Drawer slides shall have a 100 lb. load rating.
2. Provide a 12" x 10" laminated shelf in each employee toilet room near the exit no higher than 40" from the floor.

**Signage:**

1. Install signage on the entry doors to the building in addition to a roadside sign. State to provide sign specifications and approve sign size and design.
2. Install fixed room signs (approximately 3"x 10") for small and large conference rooms and the interview room. Actual mounting heights and exact location shall be verified in the field by the State.