



Specifications - Open Office

COMPONENT	DESCRIPTION
General	
Approved Manufacturers (Plant Locations)	See attached list of (15) approved manufacturers by "Geographic Regions"
Floor Plan/Drawing	Bidder to provide proposed floor plan with bid. Identify as #O-1
Description	Open office. No restrooms.
Exterior Dimensions	24' x 60' (1,440 sq-ft nominal).
Office Dimensions	N/A
Shipping Height	14' 6" or less. 14'2" or less in Northeast Region only.
State Approvals	As Required.
Regional Availability	All
Construction Type	V-B
Occupancy Classification	B - Business.
Floors	
Frame Type	Outrigger with main rails at 72" on center or as required by code.
Floor Framing	3/4" tongue and groove plywood over 2" x 6" (SPF#2) or 2" x 8" (SPF#2) at 16" on center or as required by code. Double side rails below all exterior and mate line walls.
Insulation	Kraft-faced R-22 or as required by code.
Bottom Board	Plastic, roll type.
Floor Live Load	40 PSF or as required by code.
Floor Covering	12" x 12" x 1/8" standard "Excelon Imperial" vinyl composition tile as manufactured by Armstrong, or equal.
Cove Base	4" x .0125" Type TV thermoplastic vinyl as manufactured by Roppe, or equal.
Walls	
Interior Wall Covering	Factory standard 1/2" or 5/8" vinyl covered gypsum. Battenless at vertical panel seams.
Interior Wall Finish	Group II, vinyl covered gypsum.
Inside and Outside Corners	Vinyl covered wood battens.
Exterior Wall Finish	5/16" Hardipanel® with T-molding. Vapor barrier. 1/8" thermoply sheathing or as required by code.
Exterior Wall Framing	2" x 6" (SPF#2) at 16" on center or as required by code. Double top plate and single bottom plate. 8' nominal wall height.
Exterior Insulation	R-22 or as required by code.
Exterior Trim	Rough sawn cedar. 1" x 4" at corners, vertical mate lines, windows and doors. 1" x 6" at top and bottom of mansard and top of skirting.
Foundation Enclosure	5/16" Hardipanel® to 36" height above finish grade.
Foundation Vents	SolarTek Model "RA" automatic foundation vents. Quantity as required by code.
Mansard	5/16" Hardipanel® with T-molding. Vapor barrier. 1/8" thermoply sheathing or as required by code.
Roof	
Roof Membrane	.045 mil black EPDM Rubber with 10-year warranty as manufactured by Mule Hide Products. 1/4":12" slope or as required by code.
Roof Framing	Factory standard (SPF#2). 36' clear span. Snow load as required by code.
Roof Insulation	R-38 Kraft-faced or as required by code.
Roof Mansard	1 1/2" x 30" projection around full perimeter.
Roof Ventilation	As required by code. No rooftop vents.
Roof Drainage	Terminate EPDM per Mule Hide detail MDE-109 dated 9/22/08. Manufacturer to furnish and install flashing as shown.
Ceiling	Textured gypsum with no visible fasteners as manufactured by Sea Spray Drywall Textures, or equal. 8'0" nominal ceiling height.
Windows	
Windows	(10) 36" x 48" vinyl frame, horizontal sliding windows with insect screens and low-E, double insulated glass.
Window Accessories	(10) 36" x 48", 1" Ascot, horizontal louver mini-blinds.
Doors and Door Hardware	
Main Entry Doors	See attached door schedule.
Emergency Exit Doors	See attached door schedule.
Electrical - Line Voltage	
Electrical Panel	120/240 VAC, single phase, 60 Hz panel sized as required by code. Location as shown.
Electrical Raceway	90°C Romex or as required by code.
Lighting	Electronic ballast with energy efficient lamps. Infrared occupancy sensors if required by code.
Lighting - Exit and Emergency	As required by code.
Voice, Data, Fire Alarm and Security	(2) 4" x 4" and (20) 2" x 4" junction boxes with cover plate and 3/4" EMT with pull wire to below finished floor. Locations to be determined.
Switches and Receptacles	Ivory with unbreakable plastic cover plates.
Electrical - Other	As required by code.
Electrical - Low Voltage	
Fire Alarm System	Factory to install rough in junction boxes as required. System labor and material by Others.
Security System	Factory to install rough in junction boxes as required. System labor and material by Others.
Voice	Factory to install junction boxes only. System labor and material by Others.
Data	Factory to install junction boxes only. System labor and material by Others.
HVAC	
Air Conditioning Unit	(2) Bard Model W***-A1-A**-P-P-X-X-X-X electric heat/cool unit, or Marvair equal. (***) = Cooling Capacity; (**) = Heating Capacity. Compressor and heat strips sized as required by code.
HVAC System Warranty	5-year parts and 1-year labor.
Thermostat	(2) Bard Model 8403-060 electronic thermostat with auto changeover and Model 8405-033 lockable, plastic cover or Marvair equal.
Diffusers	Factory standard directional diffusers.
Supply and Return Air Duct	Fiberglass or as required by code.
Return Air Plenum	Plenum wall. (2) Model 900 FG, interior 20" x 30" return air filter grille as manufactured by Shoemaker or Bard equal. Located at 12" AFF.
Building Options/Upgrades	
Floor Covering	Field installed "Associate" 24 oz., 100% solution dyed nylon, broadloom carpet with Teklok backing as manufactured by Shaw.
Suspended Ceiling	2' x 4' "Baroque" acoustical ceiling tile as manufactured by Certanteed, or equal. Includes Model "Snap Grid™ 200" 15/16" exposed ceiling grid as manufactured by Chicago Metallic, or equal. 8'0" nominal ceiling height. Provide Model FPD 24" x 24", 4-way directional diffusers as manufactured by Hart and Cooley. All junction boxes (quantity as specified above) with cover plate and 3/4" EMT with pull wire to above finished ceiling in lieu of below finished floor.
Roof Drainage	5" commercial, seamless aluminum gutters with 3" x 4" downspouts to grade. Field installed.
Air Conditioning Unit	(2) Bard Model W***-H1-A**-V-P-X-X-X-R electric heat pump unit, or Marvair equal. (***) = Cooling Capacity; (**) = Heating Capacity. Compressor and heat strips sized as required by code.

The information contained herein is proprietary to the Keystone Purchasing Network (KPN) and it may not be reproduced or shared with any third party without the express written consent of KPN other than for the purposes of responding to this IFB.



KEYSTONE
PURCHASING
NETWORK

Specifications - Two Offices with Restroom

COMPONENT	DESCRIPTION
General	
Approved Manufacturers (Plant Locations)	See attached list of (15) approved manufacturers by "Geographic Regions"
Floor Plan/Drawing	Bidder to provide proposed floor plan with bid. Identify as #O-2
Description	(2) offices with restroom and storage closet
Exterior Dimensions	24' x 60' (1,440 sq-ft nominal).
Office Dimensions	14' x 12' (168 sq-ft nominal).
Shipping Height	14' 6" or less. 14'2" or less in Northeast Region only.
State Approvals	As Required.
Regional Availability	All
Construction Type	V-B
Occupancy Classification	B - Business.
Floors	
Frame Type	Outrigger with main rails at 72" on center or as required by code.
Floor Framing	3/4" tongue and groove plywood over 2" x 6" (SPF#2) or 2" x 8" (SPF#2) at 16" on center or as required by code. Double side rails below all exterior and mate line walls.
Insulation	Kraft-faced R-22 or as required by code.
Bottom Board	Plastic, roll type.
Floor Live Load	40 PSF or as required by code.
Floor Covering - Offices	12" x 12" x 1/8" standard "Excelon Imperial" vinyl composition tile as manufactured by Armstrong, or equal.
Floor Covering - Restroom and Storage Closet	Factory installed, 75 mil, commercial grade "Coin Pattern" vinyl roll goods as manufactured by Better Life Technologies.
Cove Base - Offices and Storage Closet	4" x .0125" Type TV thermoplastic vinyl as manufactured by Roppe, or equal
Cove Base - Restroom	6" x .0125" Type TV thermoplastic vinyl as manufactured by Roppe, or equal
Walls	
Interior Wall Covering	Factory standard 1/2" or 5/8" vinyl covered gypsum. Battenless at vertical panel seams.
Interior Wall Finish	Group II, vinyl covered gypsum.
Inside and Outside Corners	Vinyl covered wood battens.
Interior Wall Framing	2" x 4" (SPF#2) at 16" on center to 8' minimum nominal wall height. Double top plate and single bottom plate.
Sound Insulation	Soundbatts® R-11 as manufactured by Owens Corning, or equal.
Exterior Wall Finish	5/16" Hardipanel® with T-molding. Vapor barrier. 1/8" thermoply sheathing or as required by code.
Exterior Wall Framing	2" x 6" (SPF#2) at 16" on center or as required by code. Double top plate and single bottom plate. 8' nominal wall height.
Exterior Insulation	R-22 or as required by code.
Exterior Trim	Rough sawn cedar. 1" x 4" at corners, vertical mate lines, windows and doors. 1" x 6" at top and bottom of mansard and top of skirting.
Foundation Enclosure	5/16" Hardipanel® to 36" height above finish grade.
Foundation Vents	SolarTek Model "RA" automatic foundation vents. Quantity as required by code.
Mansard	5/16" Hardipanel® with T-molding. Vapor barrier. 1/8" thermoply sheathing or as required by code.
Roof	
Roof Membrane	.045 mil black EPDM Rubber with 10-year warranty as manufactured by Mule Hide Products. 1/4":12" slope or as required by code.
Roof Framing	Factory standard (SPF#2). 36' clear span. Snow load as required by code.
Roof Insulation	R-38 Kraft-faced or as required by code.
Roof Mansard	1 1/2" x 30" projection around full perimeter.
Roof Ventilation	As required by code. No rooftop vents.
Roof Drainage	Terminate EPDM per Mule Hide detail MDE-109 dated 9/22/08. Manufacturer to furnish and install flashing as shown.
Ceiling	Textured gypsum with no visible fasteners as manufactured by Sea Spray Drywall Textures, or equal. 8'0" nominal ceiling height.
Windows	
Windows	(10) 36" x 48" vinyl frame, horizontal sliding windows with insect screens and low-E, double insulated glass.
Window Accessories	(10) 36" x 48", 1" Ascot, horizontal louver mini-blinds.
Doors and Door Hardware	
Main Entry Doors	See attached door schedule.
Emergency Exit Doors	See attached door schedule.
Interior Doors	See attached door schedule.
Electrical - Line Voltage	
Electrical Panel	120/240 VAC, single phase, 60 Hz panel sized as required by code. Location as shown.
Electrical Raceway	90°C Romex or as required by code.
Lighting	Electronic ballast with energy efficient lamps. Infrared occupancy sensors if required by code.
Lighting - Exit and Emergency	As required by code.
Voice, Data, Fire Alarm and Security	(2) 4" x 4" and (24) 2" x 4" junction boxes with cover plate and 3/4" EMT with pull wire to below finished floor. Locations to be determined.
Switches and Receptacles	Ivory with unbreakable plastic cover plates.
Electrical - Other	As required by code.
Electrical - Low Voltage	
Fire Alarm System	Factory to install rough in junction boxes as required. System labor and material by Others.
Security System	Factory to install rough in junction boxes as required. System labor and material by Others.
Voice	Factory to install junction boxes only. System labor and material by Others.
Data	Factory to install junction boxes only. System labor and material by Others.
HVAC	
Air Conditioning Unit	(2) Bard Model W***-A1-A-**-P-X-X-X-X electric heat/cool unit, or Marvail equal. (***) = Cooling Capacity; (**) = Heating Capacity. Compressor and heat strips sized as required by code.
HVAC System Warranty	5-year parts and 1-year labor.
Thermostat	(2) Bard Model 8403-060 electronic thermostat with auto changeover and Model 8405-033 lockable, plastic cover or Marvail equal.
Diffusers	Factory standard directional diffusers.
Supply and Return Air Duct	Fiberglass or as required by code.
Return Air Plenum	Plenum wall. (2) Model 900 FG, interior 20" x 30" return air filter grille as manufactured by Shoemaker or Bard equal. Located at 12" AFF.
Plumbing	
Piping	Type "L" copper supply. Schedule 40 PVC or ABS sanitary or as required by code.
Coffee Bar Sink	(1) Model PSRQ1918-2, 19" x 18" x 7 1/8" stainless steel sink and Model LKE4121 faucet as manufactured by Elkay.
Water Closet	(1) Cadet Model 2377.100 vitreous china with elongated bowl and pressure-assisted flushometer tank as manufactured by American Standard. Heavy duty Model 95SSC plastic seat as manufactured by Olsentite. ADA compliant. Stainless steel grab bars.
Lavatory	(1) Comrade Model 18" x 20", vitreous china wall-hung as manufactured by American Standard. ADA compliant.
Lavatory Faucet	(1) Model 802-V665CP as manufactured by Chicago Faucet.
Water Heater	(1) Electric water heater. Size as required by code.
Mirror	(1) 18" x 36" with stainless steel frame.
Restroom Accessories	(1) Double roll toilet paper and (1) sanitary napkin dispenser. Stainless steel.
Furnishings	
Coffee Bar	(1) Model "Essentials Rutland II" 24" x 84" base cabinet with 12" x 84" upper cabinet. Includes 25 1/2" x 84" x 1/16" HPLAM countertop.

Building Options/Upgrades	
Floor Covering - Offices and Open Area	Field installed "Associate" 24 oz., 100% solution dyed nylon, broadloom carpet with Teklok backing as manufactured by Shaw.
Suspended Ceiling	2' x 4' "Baroque" acoustical ceiling tile as manufactured by Certanteed, or equal. Includes Model "Snap Grid™ 200" 15/16" exposed ceiling grid as manufactured by Chicago Metallic, or equal. 8'0" nominal ceiling height. Provide Model FPD 24" x 24", 4-way directional diffusers as manufactured by Hart and Cooley. All junction boxes (quantity as specified above) with cover plate and 3/4" EMT with pull wire to above finished ceiling in lieu of below finished floor.
Roof Drainage	5" commercial, seamless aluminum gutters with 3" x 4" downspouts to grade. Field installed.
Air Conditioning Unit	(2) Bard Model W***-H1-A**-V-P-X-X-R electric heat pump unit, or Marvair equal. (***) = Cooling Capacity; (**) = Heating Capacity. Compressor and heat strips sized as required by code.

The information contained herein is proprietary to the Keystone Purchasing Network (KPN) and it may not be reproduced or shared with any third party without the express written consent of KPN other than for the purposes of responding to this IFB.

Specifications - Four Offices with Restroom

COMPONENT	DESCRIPTION
General	
Approved Manufacturers (Plant Locations)	See attached list of (15) approved manufacturers by "Geographic Regions"
Floor Plan/Drawing	Bidder to provide proposed floor plan with bid. Identify as #O-3
Description	(4) offices with restroom and storage closet
Exterior Dimensions	24' x 60' (1,440 sq-ft nominal).
Office Dimensions	14' x 12' (168 sq-ft nominal).
Shipping Height	14' 6" or less. 14'2" or less in Northeast Region only.
State Approvals	As Required.
Regional Availability	All
Construction Type	V-B
Occupancy Classification	B - Business.
Floors	
Frame Type	Outrigger with main rails at 72" on center or as required by code.
Floor Framing	3/4" tongue and groove plywood over 2" x 6" (SPF#2) or 2" x 8" (SPF#2) at 16" on center or as required by code. Double side rails below all exterior and mate line walls.
Insulation	Kraft-faced R-22 or as required by code.
Bottom Board	Plastic, roll type.
Floor Live Load	40 PSF or as required by code.
Floor Covering - Offices	12" x 12" x 1/8" standard "Excelon Imperial" vinyl composition tile as manufactured by Armstrong, or equal.
Floor Covering - Restroom and Storage Closet	Factory installed, 75 mil, commercial grade "Coin Pattern" vinyl roll goods as manufactured by Better Life Technologies.
Cove Base - Offices and Storage Closet	4" x .0125" Type TV thermoplastic vinyl as manufactured by Roppe, or equal
Cove Base - Restroom	6" x .0125" Type TV thermoplastic vinyl as manufactured by Roppe, or equal
Walls	
Interior Wall Covering	Factory standard 1/2" or 5/8" vinyl covered gypsum. Battenless at vertical panel seams.
Interior Wall Finish	Group II, vinyl covered gypsum.
Inside and Outside Corners	Vinyl covered wood battens.
Interior Wall Framing	2" x 4" (SPF#2) at 16" on center to 8' minimum nominal wall height. Double top plate and single bottom plate.
Sound Insulation	Soundbatts® R-11 as manufactured by Owens Corning, or equal.
Exterior Wall Finish	5/16" Hardipanel® with T-molding. Vapor barrier. 1/8" thermoply sheathing or as required by code.
Exterior Wall Framing	2" x 6" (SPF#2) at 16" on center or as required by code. Double top plate and single bottom plate. 8' nominal wall height.
Exterior Insulation	R-22 or as required by code.
Exterior Trim	Rough sawn cedar. 1" x 4" at corners, vertical mate lines, windows and doors. 1" x 6" at top and bottom of mansard and top of skirting.
Foundation Enclosure	5/16" Hardipanel® to 36" height above finish grade.
Foundation Vents	SolarTek Model "RA" automatic foundation vents. Quantity as required by code.
Mansard	5/16" Hardipanel® with T-molding. Vapor barrier. 1/8" thermoply sheathing or as required by code.
Roof	
Roof Membrane	.045 mil black EPDM Rubber with 10-year warranty as manufactured by Mule Hide Products. 1/4":12" slope or as required by code.
Roof Framing	Factory standard (SPF#2). 36' clear span. Snow load as required by code.
Roof Insulation	R-38 Kraft-faced or as required by code.
Roof Mansard	1 1/2" x 30" projection around full perimeter.
Roof Ventilation	As required by code. No rooftop vents.
Roof Drainage	Terminate EPDM per Mule Hide detail MDE-109 dated 9/22/08. Manufacturer to furnish and install flashing as shown.
Ceiling	Textured gypsum with no visible fasteners as manufactured by Sea Spray Drywall Textures, or equal. 8'0" nominal ceiling height.
Windows	
Windows	(10) 36" x 48" vinyl frame, horizontal sliding windows with insect screens and low-E, double insulated glass.
Window Accessories	(10) 36" x 48", 1" Ascot, horizontal louver mini-blinds.
Doors and Door Hardware	
Main Entry Doors	See attached door schedule.
Emergency Exit Doors	See attached door schedule.
Interior Doors	See attached door schedule.
Electrical - Line Voltage	
Electrical Panel	120/240 VAC, single phase, 60 Hz panel sized as required by code. Location as shown.
Electrical Raceway	90°C Romex or as required by code.
Lighting	Electronic ballast with energy efficient lamps. Infrared occupancy sensors if required by code.
Lighting - Exterior	(1) 70-watt metal halide light and (1) remote head with battery back-up per exit door.
Lighting - Exit and Emergency	As required by code.
Voice, Data, Fire Alarm and Security Switches and Receptacles	(2) 4" x 4" and (24) 2" x 4" junction boxes with cover plate and 3/4" EMT with pull wire to below finished floor. Locations to be determined.
Electrical - Other	Ivory with unbreakable plastic cover plates.
Electrical - Low Voltage	
Fire Alarm System	Factory to install rough in junction boxes as required. System labor and material by Others.
Security System	Factory to install rough in junction boxes as required. System labor and material by Others.
Voice	Factory to install junction boxes only. System labor and material by Others.
Data	Factory to install junction boxes only. System labor and material by Others.
HVAC	
Air Conditioning Unit	(2) Bard Model W***-A1-A-**-P-P-X-X-X-X electric heat/cool unit, or Marvair equal. (***) = Cooling Capacity; (**) = Heating Capacity. Compressor and heat strips sized as required by code.
HVAC System Warranty	5-year parts and 1-year labor.
Thermostat	(2) Bard Model 8403-060 electronic thermostat with auto changeover and Model 8405-033 lockable, plastic cover or Marvair equal.
Diffusers	Factory standard directional diffusers.
Supply and Return Air Duct	Fiberglass or as required by code.
Return Air Plenum	Plenum wall. (2) Model 900 FG, interior 20" x 30" return air filter grille as manufactured by Shoemaker or Bard equal. Located at 12" AFF.
Plumbing	
Piping	Type "L" copper supply. Schedule 40 PVC or ABS sanitary or as required by code.
Coffee Bar Sink	(1) Model PSRQ1918-2, 19" x 18" x 7 1/8" stainless steel sink and Model LKE4121 faucet as manufactured by Elkay.
Water Closet	(1) Cadet Model 2377.100 vitreous china with elongated bowl and pressure-assisted flushometer tank as manufactured by American Standard. Heavy duty Model 95SSC plastic seat as manufactured by Olselite. ADA compliant. Stainless steel grab bars.
Lavatory	(1) Comrade Model 18" x 20", vitreous china wall-hung as manufactured by American Standard. ADA compliant.
Lavatory Faucet	(1) Model 802-V665CP as manufactured by Chicago Faucet.
Water Heater	(1) Electric water heater. Size as required by code.
Mirror	(1) 18" x 36" with stainless steel frame.
Restroom Accessories	(1) Double roll toilet paper and (1) sanitary napkin dispenser. Stainless steel.
Furnishings	

Coffee Bar	(1) Model "Essentials Rutland II" 24" x 84" base cabinet with 12" x 84" upper cabinet. Includes 25 1/2" x 84" x 1/16" HPLAM countertop.
Building Options/Upgrades	
Floor Covering - Offices and Open Area	Field installed "Associate" 24 oz., 100% solution dyed nylon, broadloom carpet with Teklok backing as manufactured by Shaw.
Suspended Ceiling	2' x 4' "Baroque" acoustical ceiling tile as manufactured by Certanteed, or equal. Includes Model "Snap Grid™ 200" 15/16" exposed ceiling grid as manufactured by Chicago Metallic, or equal. 8'0" nominal ceiling height. Provide Model FPD 24" x 24", 4-way directional diffusers as manufactured by Hart and Cooley. All junction boxes (quantity as specified above) with cover plate and 3/4" EMT with pull wire to above finished ceiling in lieu of below finished floor.
Roof Drainage	5" commercial, seamless aluminum gutters with 3" x 4" downspouts to grade. Field installed.
Air Conditioning Unit	(2) Bard Model W***-H1-A-**-V-P-X-X-R electric heat pump unit, or Marvair equal. (***) = Cooling Capacity; (**) = Heating Capacity. Compressor and heat strips sized as required by code.

The information contained herein is proprietary to the Keystone Purchasing Network (KPN) and it may not be reproduced or shared with any third party without the express written consent of KPN other than for the purposes of responding to this IFB.