



Exhibit C Standard Commercial Office Specifications

	Item	Specification
Partitions	Perimeter Walls	7 lf per 100 sf of office. Built of 3 5/8" 20-gauge steel studs 12' high, fiberglass insulation, painted drywall both sides with two coats off-white Sherwin-Williams latex. Walls against existing block are to be framed with 1 5/8" studs secured to block.
	Interior partitions	15 lf per 100 sf. Built 3 5/8" 25ga. steel studs 9' high, fiberglass insulation at restrooms, drywall painted both sides with two coats Sherwin Williams off-white latex (enamel in restrooms) concrete column collars painted if exposed.
Ceiling	Acoustical tile	Standard 2' x 4' Class "A" acoustical tile throughout at 7'-10" above floor with 6" batt insulation. Vinyl coated in restrooms. Acoustical ceiling to be hung from 6" or 8" steel studs horizontal across top of walls.
Electric	2' x 4' lights	1 per 70 sf. Standard LED 4000K color temperature, 29W at 3980 lumens. LED Emergency/exit lights per code.
	Outlets or switches	Outlets: 3 per 100 sf 110-volt, Switches wall or ceiling mounted infrared occupancy sensor type, standard white color.
	Data/Com conduits	2 per 150 sf. To be 3/4" conduits from box located 18" above the floor and extending above ceiling level.
	Kitchen	Two outlets at the kitchenette counter and one 2' strip LED over the sink. Provide connections for a refrigerator, dishwasher and microwave (appliances not included).
Plumbing	Restroom fixtures	American Standard or equal white urinals, wall hung self-rimming sinks and floor mounted flush-valve toilets. Single lever Delta or equal chrome faucets. Electric water heater to adequately serve restrooms and kitchenette. Floor drains not included.
	Restroom accessory	All accessories to be chrome or stainless steel - grab bar at handicap toilets, floor mounted baked enamel toilet partitions, 24" x 36" mirrors over each sink. Dispensers for paper towels, toilet paper and sanitary napkin dispensers as well as sanitary napkin receptacles all provided by client's vendor.
	Office restrooms	A minimum of two office restrooms are to be included for any office of up to 2,500 sf each with one toilet and one self-rimming ceramic sink set in a 42" laminate vanity. An additional toilet (or urinal) and sink will be added to each of the two restrooms for any incremental increase in office space of 2,500 sf. Provide one handicap water fountain.
	Kitchen	One double bowl stainless steel sink. Connection for ice maker and dishwasher (appliances not included).
Sprinkler	Entire office area	Wet system per code for general office areas (light hazard).
HVAC	Equip., supplies and returns	1 ton AC per 350 sf with 1 supply or return per 150 sf and average Noise Criteria (NC) of 40. Distribution system to be combination of insulated rigid and flexible ductwork with 2' X 2' registers (built in dampers provided on supply registers). Equipment to be Rheem or equal heat pump system with emergency electrical backup heat sized to maintain interior/exterior temperatures of 72/10 degrees in winter and 74/95 degrees in summer. Provide exhaust fans in restrooms per code.
Millwork	Fire-rated doors	1 per 1000 sf. Steel door with welded steel frame and closer, Falcon commercial grade passage locks.
	Interior doors	1 per 150 sf. Solid-core wood flush with welded steel frame, Falcon commercial grade passage locks.

	Office Interior windows	1 per 1,000 sf. 4' x 4' single ¼" glass secured in hollow metal knock-down frames installed in drywall opening with cold-formed metal stops.
	Reception	4 lf of counter 12" wide.
	Kitchen	7 lf of laminate countertop with stained wood base & wall cabinets to be provided in all offices exceeding 1,800 sf.
Flooring	Carpet, tile & base	\$34.50/sq. yd. including installation and vinyl base. Color selected by client. Complete concrete at 30' x 40' slab cutout.
Exclusion		Intercom, data and communication wiring, security and alarm systems upgrades in the manufacturing area, window treatments, custom millwork, shelving, lockers, coat rods and wallcovering.
Design		A "Concept Plan" establishing permanent wall locations will be developed initially and approved by both parties. Construction plans with specifications will then be completed and approved subject to adjustments in specifications or locations of fixtures (but excluding further adjustments in wall locations). Any architectural expense for relocating walls after approval of the Concept Plan or further services beyond the scope of the office area will be the responsibility of the client.

Examples

	Qty	Per	Quantities of Finishes Based on Square Footage of Office			
			1,500	5,000	10,000	15,000
Perimeter partition	7 lf	100 sf	105	350	700	1,050
Interior partition	15 lf	100 sf	225	750	1,500	2,250
Lights	1 ea	70 sf	21	71	143	214
Outlets/ switches	3 ea	100 sf	45	150	300	450
Voice/data conduits	2 ea	150 sf	20	67	133	200
Office toilets	2 ea	2500 sf	2	4	8	12
Office sinks	2 ea	2500 sf	2	4	8	12
Supplies & returns	1 ea	150 sf	10	33	67	100
Fire-rated doors	1 ea	1000 sf	2	5	10	15
Interior doors	1 ea	150 sf	10	33	67	100
Office windows	1 ea	1000 sf	2	5	10	15
Reception counter	4 lf	na	4	4	4	4
Kitchen	7 lf	na	none	7lf	7lf	7lf
Carpet, tile & base	\$28.00	sy	\$4,667	\$15,555	\$31,111	\$62,222

Note: The quantity and allowances for finishes are rounded up or down to the nearest whole number.

Improvements are to be in accordance with all applicable local, state and federal building codes.