NYSIF

ATTACHMENT 4

BASE BUILDING SPECIFICATIONS FOR CATEGORY B

The following requirements and specifications:

Defines the Base Building Shell Specifications of the proposed building, which shall be provided by the Bidder at its sole cost and expense including but not limited to, architectural and engineering design, permits, labor, material, freight, taxes, insurance, bonds, inspections, and other sundry costs. Delineates the minimum building performance criteria and design and construction standards required for the building elements and systems, which affect NYSIF's space, use and occupancy.

With respect to base building and base building systems improvements, if any, Bidder hereby solicits and shall consider design review and commentary from NYSIF's architects and engineers. Bidder shall consider NYSIF's input for any and all building enhancements or modifications that affect NYSIF's use and occupancy of the building and NYSIF's premises, including but not limited to, all wall layout, all finishes, fixtures and equipment for the building.

All construction and/or reconstruction shall be new and shall at a minimum be designed, performed and constructed in accordance with the then current building codes, regulations and applicable laws including but not limited to, the Americans with Disabilities Act Accessibility Guidelines, and in accordance with the following specifications. In the event that a specification exceeds the minimum requirement by code, regulation or law, the higher and best use specification in the interest of NYSIF shall be constructed.

In addition, the design and construction must be completed in consideration of Governor Hochul's Executive Order 22. This includes, but is not limited to: the incorporation of building systems that can run off of sustainable energy sources, to the fullest extent feasible, avoiding infrastructure, building systems or equipment that utilize fossil fuels, and the incorporation of sustainable materials.

All materials, finishes, and construction shall be equivalent in quality and application consistent with new 1st class buildings in the primary business districts of the locale. All Work shall include construction rough and final cleaning.

All systems to be commissioned by a commissioning authority (CxA) to further the initiatives established by Governor Hochul's Executive Order 22. Additionally, construction and materials shall be compliant with guidance and specifications approved by the GreenNY Council for State Purchasing and Operations.

The following are requirements for the Base Building which must be met as outlined, or propose an equivalent for NYSIF's review and approval.

DEMOLITION

If applicable, Bidder to describe

FOUNDATIONS

1. Foundation system – Bidder to describe

STRUCTURE

Floor Height, Slabs & Reinforcement:

a) Slab-to-slab height adequate to allow at a minimum eight foot six inches (8'6") clear finished ceiling height Above Finished Floor (A.F.F.) on all floors.
b) Floor flatness (FF) and floor levelness (FL) shall meet ACI specifications for the appropriate classification of concrete slabs (i.e., office). Floor leveling and flash patching provided by Bidder to achieve FF and FL.
c) Office area loading capacity minimum: 80 psf live + 20 psf dead = 100 psf total. Bidder shall also provide any and all structural supports for ensuring that the existing and/or improved mechanical rooms and other building systems meet the appropriate floor loading capacity required by code.
d) Structural reinforcement may be included to provide for NYSIF's specialty item/use, including but not limited to such items as exterior signage, satellite dishes/antennae, moving file systems, concentrated filing areas, server room, data room, auditorium and interconnecting stairwell(s), as applicable. Provided NYSIF provides location information to the Bidder in a timely manner so that Bidder can integrate requirements into the base building design modifications and contractor bidding, Bidder shall consider such installations and necessary structural modifications to accommodate same.
e) Structural reinforcement on floors and/or roof for NYSIF supplemental HVAC equipment, including but not limited to dry coolers and fans. Each floor has a 30' x 30' bay adjacent to the core with 150-pound load capacity.
f) If applicable, Bidder agrees to consider and construct the openings for the interconnecting stair(s) which shall be defined and provided by NYSIF to the Bidder in a timely manner so that Bidder can integrate requirements into the base building design modifications and contractor bidding. This modification shall be at NYSIF's expense.
g) If applicable, Bidder will be responsible for routing all mechanical (MEP) elements necessary for placement of the interconnecting stair(s). NYSIF shall provide information in a timely manner so that Bidder can integrate requirements into the base building design modifications and contractor bidding. This modification shall be at NYSIF's expense.

EXTERIOR WALL

Wall assembly:

a) Exterior finish materials repaired as required, and shall include but not be limited to, caulking/sealants. Bidder shall confirm that existing exterior wall system meets applicable codes (e.g., energy and building).
b) Thermal insulation with R value as required by current ASHRAE and other applicable codes and standards.
c) Waterproofing.
d) Interior side of exterior wall assembly (including sills, column enclosures) shall be insulated, drywalled, taped, spackled and readied (Level 4 finish) for painting to a minimum of 6" above NYSIF's finished ceiling line.

Glass & Glazing:

a) "Low E" 1" thick minimum dual pane insulated glass with thermally broken mullion system. Bidder shall confirm that existing exterior window system meets applicable codes (e.g., energy and building).
b) Minimum five (5) foot wide by six (6) foot high vision glass typical (width may be variable subject to NYSIF's layout design). Sill height shall not be greater than 33-1/8" inches A.F.F.
c) Windowsills shall be complete.
a) Storefront with vestibule entries with factory finish mullion or butt glazing system. Main building entry shall be weatherproofed to eliminate drafts and shall include security hardware for controlled entry.

ROOF & WATERPROOFING

1. Roof:
    a) Mechanically adhered or ballasted EPDM or IRMA roofing system with minimum 60 mil thick membrane.
    b) Maximum U factor: maximum ASHRAE recommendations
    c) Minimum 20-year manufacturer's warranty.
    d) Structural reinforcement to support HVAC gear/components, rigging systems for exterior building maintenance (window washing, caulking, etc.) and NYSIF specialty items, including but not limited to, satellite dish(es) and antennae(s), if applicable. NYSIF to advise of special requirements.
    e) Pitch pockets and other weathertight flashing for all roof penetrations.
    f) New roof coping and flashing.
    g) Weathertight access hatch and ladder, or secure roof top access door, as applicable.
    h) Rain leaders as required with debris guards.

2. Waterproofing – Bidder to describe

3. Lightning Protection System
    a) New lightning protection system at roof and terraces, if any, in accordance with FM standards.

PARKING

1. All, striping, handicap signage, fire egress as required by code.
2. 600 parking spaces, plus ADA accessible parking spaces as required by Section 1106 of the Uniform Building Code
3. Of the 600 parking spaces, 10 spaces must include Level 2 Electric Car charging stations with infrastructure available add another 10 car charging stations in the future. Note, the Level 2 charging stations must have a common plug that is compatible with all electric cars.
4. Solar powered energy efficient lighting

VERTICAL TRANSPORTATION

1. If not in new and or first-class condition, Bidder shall renovate, upgrade and modernize the elevator system including but not limited to controls, door opening operations, call buttons/lanterns, ADA, and finishes.

2. Elevators and elevator system –to comply with the following:
    a) Quantity and design for forty-five (45) second maximum interval and 12%-13% population handling capacity. Elevators to have center opening doors.
    b) Door restrictors to prevent opening of interior car doors between floors.
    c) At least one elevator cab shall be constructed to serve as a freight elevator and be positioned to serve "back of the house" functions.
    d) Electric traction type hoist system – minimum 3,500 lb. capacity.
    e) Interior finish for cabs shall be at the quality and level for 1st class buildings in the primary business districts of the Albany, NY area. Floor of elevator cabs shall be stone.
    f) Micro-processor based control system. Elevator call push buttons and directional lanterns.
    g) Individual floor programmable lock-off/controlled access capability with all controls, wiring, connections and devices included.
    h) Conditioned elevator machine room.

COMMON AREA INTERIOR FINISHES/ELEMENTS

Bidder shall design and construct the entire building. Building common areas are described below.

Additional details on NYSIF's interior finishes/elements, including the supply and installation of furniture & LAN cabling, can be found within the Solicitation, and Attachment 5, ***Space Program and Room Data Sheets*****, Attachment 6,** ***Material Specifications for the Facility*****, and Attachment 7,** ***Furniture Specifications*****.**

NOTE: NYSIF's server room including supplemental cooling and generator will be specified in a future change order.

1. Main Lobby, Elevator Lobbies, Core & Core Corridors, Restrooms, Utility Rooms, Stairwells: The following elements are common to each of the areas, unless otherwise noted:
    a) GWB partitions – slab to slab insulated.
    b) Solid core stain grade premium grade wood doors with narrow profile metal frames (fire rated as applicable) for all core doors. Stairwell doors shall have mortise hardware with electrified locksets tied into the building's security system. Restrooms shall have mortise hardware locksets.
    c) Emergency exit lighting and signage, as required by code.
    d) Emergency white circuits tied into lights.
    e) Light switches and convenience electrical power outlets including but not limited to GFI outlets in wet locations.
    f) Fire detection and alarm devices, including but not limited to, heat and smoke detectors, pull stations, audio/visual alarms and strobes, speakers, and smoke/fire

dampers, including all interconnections to the building fire alarm and control system, in accordance with Building Code.

g) Separate HVAC zone for the main building lobby with all ductwork (including air transfer ducts), dampers, diffusers and controls as required. All other elevator lobbies shall be served from the main building HVAC system with dedicated Variable Air Volume (VAV) units and related ductwork, diffusers and controls.
h) Fully sprinklered with recessed heads (concealed/flush mounted with cover plates) located in center of tile or aligned in GWB ceiling systems.
i) Fire extinguishers and cabinets.
j) Fire hose bib & valve cabinets.

2. Typical Elevator Lobbies:
    a) Stone (e.g., granite or marble), Porcelain tile, or equivalent non-porous solid surface material.
    b) Specialty finish on walls and wall base (stone, millwork, fabric panels, reveals, feature panels)
    c) Elevator doors and door jambs clad with painted metal (Factory Finished) or Stainless Steel. Elevator openings shall be complete with bronze thresholds.
    d) Specialty lighting (wall washers, pendants, sconces, indirect cove, etc.).
    e) Gypsum board ceilings (cove, recessed or vaulted) with bulkheads or soffits.
    f) Elevator call buttons and directional lanterns.

3. Core & Core Corridors:
    a) LVT flooring
    b) Lay-in acoustical tile ceilings.
    c) Lighting – 2’ x 2’ LED fixtures, downlights, cove up lights and wallwashers.
    d) Fabric/vinyl wallcovering or paint (1-coat primer, 2-coats finish).
    e) Hi/Lo electric water coolers and ADA compliant filtered water fill stations compatible for bottle filling. Water fill stations shall be hard plumbed to include filtered, chilled water.

4. Restrooms:
    a) Ceramic tile flooring.
    b) Approximately six (6) foot high tile on all wet walls.
    c) Painted (1-coat primer, 2-coats finish) gypsum wallboard on walls above stone tile.
    d) Painted gypsum wallboard ceiling with GWB soffits/bulkheads.
    e) Wall hung toilet fixtures with automatic flush sensors and valves. Manufacturer requires approval by Purchaser.
    f) Underhung lavatories with lever trim in monolithic stone countertops with automatic dispensing (water and soap) fixtures.
    g) Electric water heater(s) as required to provide hot water to restrooms.
    h) All toilet accessories to include but not be limited to, mirrors, dispensers, receptacles, touchless Dyson Blade dryers and handicap accessibility/support mechanisms.
    i) Ceiling or floor mounted toilet partitions, with (a) metal with baked enamel finish or epoxy resin or (b) solid surface material, with no gaps permitted between partitions or walls, and a minimal gap between the panels and the floor.

j) Supply air ductwork and diffuser (no separate thermostat) provided in addition to exhaust system.
k) Floor drain with backflow check valve in each toilet room.

5. Mechanical / Telephone / Electrical Rooms:
    a) Sealed concrete floor.
    b) No ceiling.
    c) Painted walls on CMU or drywall walls (properly rated).
    d) Fire rate plywood backboards for telephone equipment as required by NYSIF, painted black
    e) Supply air tapped from corridor ductwork with diffuser and exhaust for telephone/electrical rooms.
    f) Floor drains with backflow check valves and overflow curbs in mechanical rooms.

6. Janitor Closets:
    a) Sealed concrete floor or vinyl composition tile flooring.
    b) Acrovyn wall panels or semi-gloss paint on all "wet" walls.
    c) Utility sink/basin.
    d) Open ceiling.
    e) LED lighting.
    f) Floor Drain

7. Stairwells:
    a) CMU or rated drywall assembly (shaftwall).
    b) Painted– treads, risers and landings
    c) Stairwell railings with painted finish.
    d) Painted walls.
    e) LED lighting with emergency white and emergency exit lighting.
    f) Bidder shall allow NYSIF, at NYSIF's option, to upgrade finishes and treatments in fire egress stairwells beyond the provisions above.

SPECIALTIES AND EQUIPMENT

1. Access Control System:
    a) Controlled entry system compatible with System Galaxy. Base building, elevator, fire egress stairwells and specific floor access shall require the use of a single access control device by NYSIF.
    b) Security access control devices (e.g., proximity readers) for all fire stairwell doors on NYSIF's floors – controlled and tied into electrified mortise locksets or magnetic locks as required.
    c) Surveillance cameras at each entrance, parking lots and other locations as per Purchaser/Occupier design. For bidding purposes, Bidder to assume 30 camera locations.
    d) Elevator cabs shall have individual floor lock-off capability – fully installed and operational.
    e) Central computer or dedicated tie to 24-hour service.

2. Intrusion/Security System:
    a) Open market system that is widely supported. Proprietary systems are prohibited.
    b) Intrusion System must be connected with the Fire Alarm System.
    c) Central computer or dedicated tie to 24-hour service.
    d) Monitored remotely.

3. Public Address System
    a) Wired to address the entire building.
    b) System shall be broken into Zones, minimally separated into sections of individual floors.
    c) Must be controlled by software that can be used by designated Administrators.

4. Signage
    a) Signage and placards for all "core" rooms including but not limited to, restrooms, utility rooms, suite numbering, stairwells, and all directional and instructional signs.
    b) Base building code compliant signage is provided by the Bidder.
    c) NYSIF business identification signage and will be provided and installed by NYSIF.

5. All utility connections and fees charged by governmental, quasi-governmental and public utility companies.

6. Window washing anchors/devices on roof, as required.

7. Bird anti-roosting system as required.

8. Fall protective tie off rings. These rings shall be located within 4 feet of all rooftop equipment located within 10 feet of the edge of the roof or as required by law.

PLUMBING

1. Piping:
    a) Below grade sanitary and storm: Cast iron with bell and spigot couplings or PVC.
    b) Above grade sanitary and storm: Cast iron with no-hub couplings per CISPI 310.
    c) All domestic water supply piping for base building requirements and taps for NYSIF's requirements. Domestic water pressure booster pump, if required.
    d) Piping insulation per ASHRAE 90.1
    e) Loop isolation valves per floor for domestic water supply.

2. Fixtures:
    a) Comply with current Energy Policy Act and/or Executive Order 22.
    b) Wall hung water closets and urinals hands-free automatic flush sensors and valves.
    c) Underhung, oval lavatories with hands-free automatic dispensing sensors.
    d) Central Domestic Chilled Water System.
        i. Water Fountain/Bottle Filling Stations must be Elkay or equivalent.
        ii. Well water is not an acceptable water source.
        iii. All fixtures, flushers and dispensers must be touchless.
    e) Meters as required by code or utility authorities.

f) Drinking water must be provided by a municipality that meets or exceeds the requirements under the Safe Drinking Water Act (SDWA) and has documented relatively low levels of contaminants.

3. A minimum of three (3) wet stacks per floor, with valves and connections to domestic water supply, waste & vent lines.

FIRE PROTECTION

1. Design:
   a) In accordance with NFPA and local authority, including fire standpipe supply risers and drains, fire pump, and all appropriate sprinkler flow and tamper alarm devices interconnected to the building fire alarm system.

2. Sprinkler Heads: Where there is a conflict, the Bidder must design and build in accordance with the NFPA, local authority, and other governing codes.
   a) Sprinkler system shall be sized to meet Ordinary Hazard classification.
   b) Common/Core areas: Fully sprinklered with recessed heads (concealed/flush mounted with cover plates) located in center of tile or aligned in GWB or other ceiling system. For exposed ceiling areas, pendant mounted sprinkler heads are to be provided.
   c) Provide separate fire hose bibs, valves, and hoses with enclosures, as required.
   d) Provide external Siamese hose bib connections, as required.

3. Fire Proofing:
   a) Fireproof structural steel supports and vertical penetrations as required by code.

4. Stairwell Pressurization:
   a) Stairwell pressurization system as required by code. Seal stairwells including but not limited to providing seals around stairwell doors.

5. Fire Extinguishers:
   a) Fire extinguishers and cabinets to be provided by Bidder as required by building code.

H.V.A.C.

1. System Performance:
   a) Outdoor Conditions: per ASHRAE guidelines 90 and 62 (1% outdoor criteria).
   b) Indoor Conditions:
      i. Winter: 72 degrees DB
      ii. Summer: 75 degrees DB, 50% relative humidity
   c) Internal heat gain based:
      i. 1 person per 150 SF
      ii. Lighting load at 2 watts / SF
      iii. Equipment load of 3 watts / SF

d) NC 40 in all office spaces. Provide sound attenuators, sound lining, reduced air velocity as required. Sound attenuate mechanical rooms to NC 40 for NYSIF spaces immediately adjacent to mechanical rooms.
e) Fresh air/ventilation minimum per ASHRAE 62-1989 or more current standard: including but not limited to, 20 cfm/person for office areas, and 50 cfm/person for conference areas. NYSIF shall provide conference area/rooms location information to the Bidder in a timely manner so that Bidder can integrate requirements into the base building design modifications and contractor bidding. System must have ability to adjust the percentage of fresh air on demand.
f) Separate, ducted fan exhaust systems (fans, motors, duct, louvers, controls) for parking garage (if applicable), toilet rooms, and telephone and electrical rooms. Building is equipped with a kitchen exhaust shaft.
g) Air filtration must be MERV-13 or higher.
h) Separate cooling loop on each floor Two (2) 2-1/2" (condenser water as the building design dictates) for NYSIF's supplemental air conditioning system requirements. Separate loop shall be capable of providing 24 hours x 7 days per week x 365 days per year operation including all necessary taps, isolation valves, strainers, and drains. Bidder shall consider providing roof or other reasonable space and access for NYSIF's added cooling equipment. Supplemental cooling to be installed in data closets, server room and medium and large conference rooms.
i) Bidder shall provide a complete fully functional HVAC system, including the Building Energy Management System (see below) to accommodate NYSIF's requirements and intended use of the Demised Premises.
j) Design documents shall provide engineering calculations and assumptions for determination of heating and cooling loads.

2. Ductwork:
    a) All ductwork in accordance with SMACNA, latest edition.
    b) All supply ductwork up to and including VAV terminals.
    c) All return ductwork, transfers and grilles as required.
    d) All perimeter HVAC equipment downstream of VAV terminals along exterior of building provided by NYSIF.
    e) Minimum 4" static construction for ductwork from air handling equipment to VAV terminals.
    f) Return and exhaust ductwork.
    g) Sound lining/duct insulation for twenty-five (25) feet beyond supply fans. Baffles attached to VAV terminals in sensitive areas, as required by NYSIF.
    h) Vibration isolation curbs or dunnage for all roof mounted base building HVAC equipment.
    i) Dampers, plenum boxes, return air transfer ducts, O.A. grilles, fire dampers and smoke duct detectors as required for base building, core, lobby and core corridor construction.
    j) Sound attenuated Z offset return air transfer ducts at core, lobby, and slab to slab walls.

3. Insulation:
    a) 1-1/2" minimum blanket insulation for all supply ductwork up to VAV terminals for floors immediate below a roof.

b) Flex duct shall be insulated.
c) No insulation on return or exhaust ductwork except as required to attenuate noise.

4. VAV terminals:
    a) Fan powered series type.
    b) Reheat on perimeter, cooling only interior. All perimeter VAV boxes are equipped with reheat capabilities.
    c) Minimum one fan powered VAV per column bay for perimeter zones in office areas (considered to be within 12 feet of perimeter wall). Minimum one VAV per 1,000 SF for interior zones for offices and general office use. Total quantity of VAV terminals shall be no less than 1 per 700 rentable square feet for the Premises.

5. Diffusers/Return Air Grilles:
    a) Included in all areas.
    b) Quantity and type (multi-directional air flow) as required for proper air distribution.
    c) Flex duct shall not be greater than eight foot (8') in length and no stovepipe extensions from branch duct are allowed.

6. Direct Digital Automatic Temperature Control (DDC) / Building Energy Management System, including:
    a) Thermostats/sensors with control wiring for each VAV terminal installed and calibrated in partitions according to NYSIF's final approved construction documents.
    b) DDC control and status of all equipment.
    c) Certified air & water balance for entire base building/core HVAC system.
    ~~d)~~ Tie-ins of all Bidder provided devices to the base building BAS/EMS system.

7. Motors/Pumps:
    a) Variable speed/frequency drives on motors, fans and pumps for energy efficiency.

ELECTRICAL

1. Distribution:
    a) Typical floor electrical closets:
        1. A minimum of six (6) watts per square foot available in electrical closet for NYSIF lighting (2 watts/psf) and power (4 watts/SF).
        2. A minimum of one (1) electrical closet per floor. 480/277v lighting panelboards, fully populated with circuit breakers (specified circuits and spares).
        3. 120/208v receptacle panelboards, fully populated with circuit breakers (specified circuits and spares).
        4. Separate 120/208v panelboard(s) for isolated ground and computer workstation/peripheral equipment circuits, fully populated with circuit breakers (specified circuits and spares). Feeder wiring for IG panelboards shall include a 200% neutral conductor**.** Isolated ground panels not standard to base building construction
        5. K rated isolation transformers for receptacle loads in each closet**.** K rated transformers not standard to base building construction

6. Emergency power panelboards, circuits, risers and connections for lights, security, and fire alarm system.

b) Mechanical system electrical loads, including VAV's and heaters, separated from lighting and receptacle loads.
c) Feeder upgrades, TVSS or other required over-current protective devices to meet design capacity and as required by code.
d) Underslab insulation for space immediately above non-conditioned space

2. Emergency white circuits/lighting and emergency exit lights as required in all spaces.

3. All light fixtures shall be LED unless code requires otherwise (functional, decorative).

4. Lighting in all office areas will be a combination of direct & indirect light. Lighting in work areas and conference rooms will be dimmable. All lighting will meet applicable energy and electrical codes. Motion detection switches shall be installed wherever possible.

5. Fire Alarm Supervision, Detection & Annunciation System.
   a) A complete system as required for type of building construction and in accordance with code. Complete addressable detection and alarm system shall include, but not be limited to, fire alarm control panel, fire annunciator panel, fire alarm terminal cabinets & risers, power boost signal amplification modules, voltage transformers and interconnections to all key devices or equipment, including but not limited to, such items as elevator recall, sprinkler flow and tamper switches, emergency generator, fire pump, HVAC equipment, smoke evacuation system and monitoring devices and service. Fire annunciator panel and graphics to incorporate any zones or graphics required to indicate or annunciate NYSIF's use of the Premises, in accordance with code.
   b) Include all required speakers, smoke detectors, duct detectors, heat detectors, pull stations, strobe lights, audible devices and other devices in the parking garage, elevator lobbies, elevator shafts, entrance foyers, common areas, restrooms, core and core corridor areas. System capacity (amplification, inputs, etc.) shall be adequate for addition of NYSIF area devices without system supplementation or upgrade.

6. As noted above, specifications for the Emergency generator will be provided at a later date. The high-level expectation is to have two (2) emergency generators, with the second acting as a redundant backup to the primary generator. Minimally, the generators will be sized to support NYSIF's server room, in addition to the building's emergency systems. NYSIF's connections shall be through an Automatic Transfer Switch. Additional details, including the exact power requirements, will be provided at a later date.

7. Communications/Data by Bidder:
   a) Four (4) 4" conduits from rooftop to NYSIF's communications room for satellite dishes and antenna. Four (4) 4" conduits from main telephone room (Demarc) to NYSIF's main telephone/LAN room.
   b) Four (4) 4" sleeves through each floor of the building in base building core telephone closets.
   c) Backboards as required.