



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF GENERAL SERVICES
HARRISBURG

NOTICE

SOLICITATION # 94640

Pennsylvania Liquor Control Board
5,500 – 8,000 Net Usable Square Feet

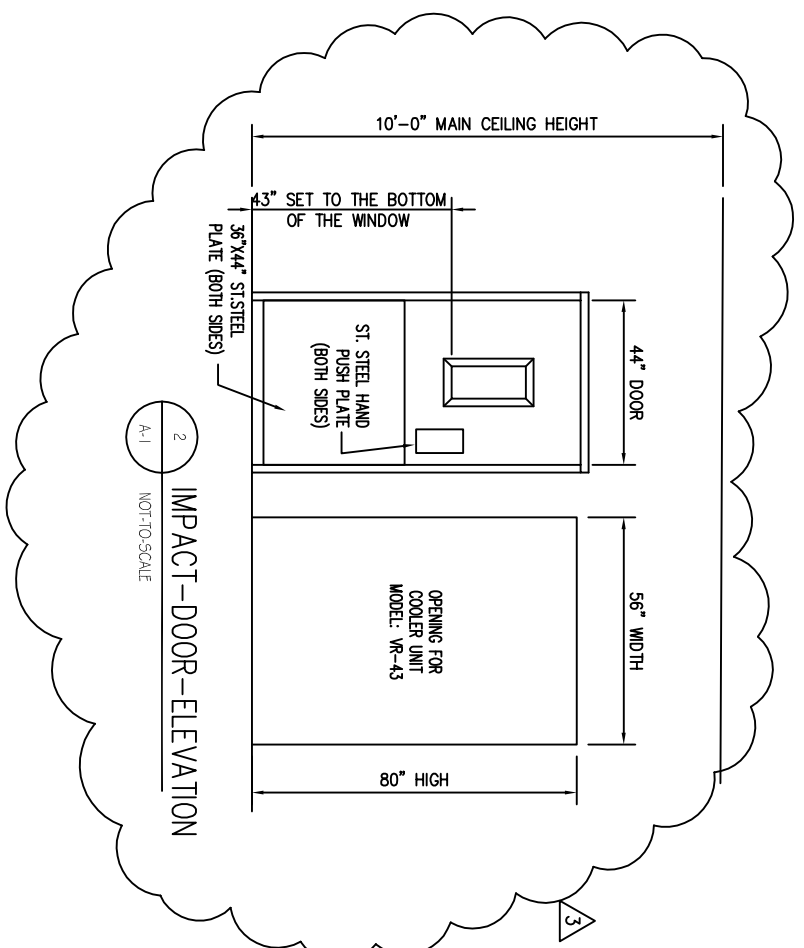
Due Date: September 12, 2014

By Amendment, we are correcting the Specifications noted on Appendix C of the Solicitation for Proposal. The correct specifications are "Standard Specification".

This is the only notice you will receive pertaining to the above information. This identical notice is being sent to all those originally receiving a solicitation proposal package.

Any questions regarding the above should be directed to Abby Fox at 717-317-5313

BUREAU OF REAL ESTATE
503 NORTH OFFICE BUILDING, HARRISBURG, PA 17125
TELEPHONE NO: (717) 787-4394



AREA SPLIT - 69% RETAIL = 31% WHOLESALE

RETAIL AREA	3842 SQUARE FEET
WHOLESALE AREA	1752 SQUARE FEET
TOTAL AREA:	5594 SQUARE FEET

STEEL SHELVING - KENT (SANDLEWOOD)

4" WALL UNITS	38 (5 SHELVES)
3" WALL UNITS	0 (5 SHELVES)
4" (DOUBLE) GONDOLA UNITS	28 (4 SHELVES)
3" (DOUBLE) GONDOLA UNITS	0 (4 SHELVES)
7" x 9" END CAP UNITS	0 (4 SHELVES)
9" x 12" END CAP UNITS	14 (4 SHELVES)
15" x 15" END CAP UNITS	0 (4 SHELVES)
18" x 18" END CAP UNITS	0 (4 SHELVES)

STEEL SHELVING LINEAL FEET

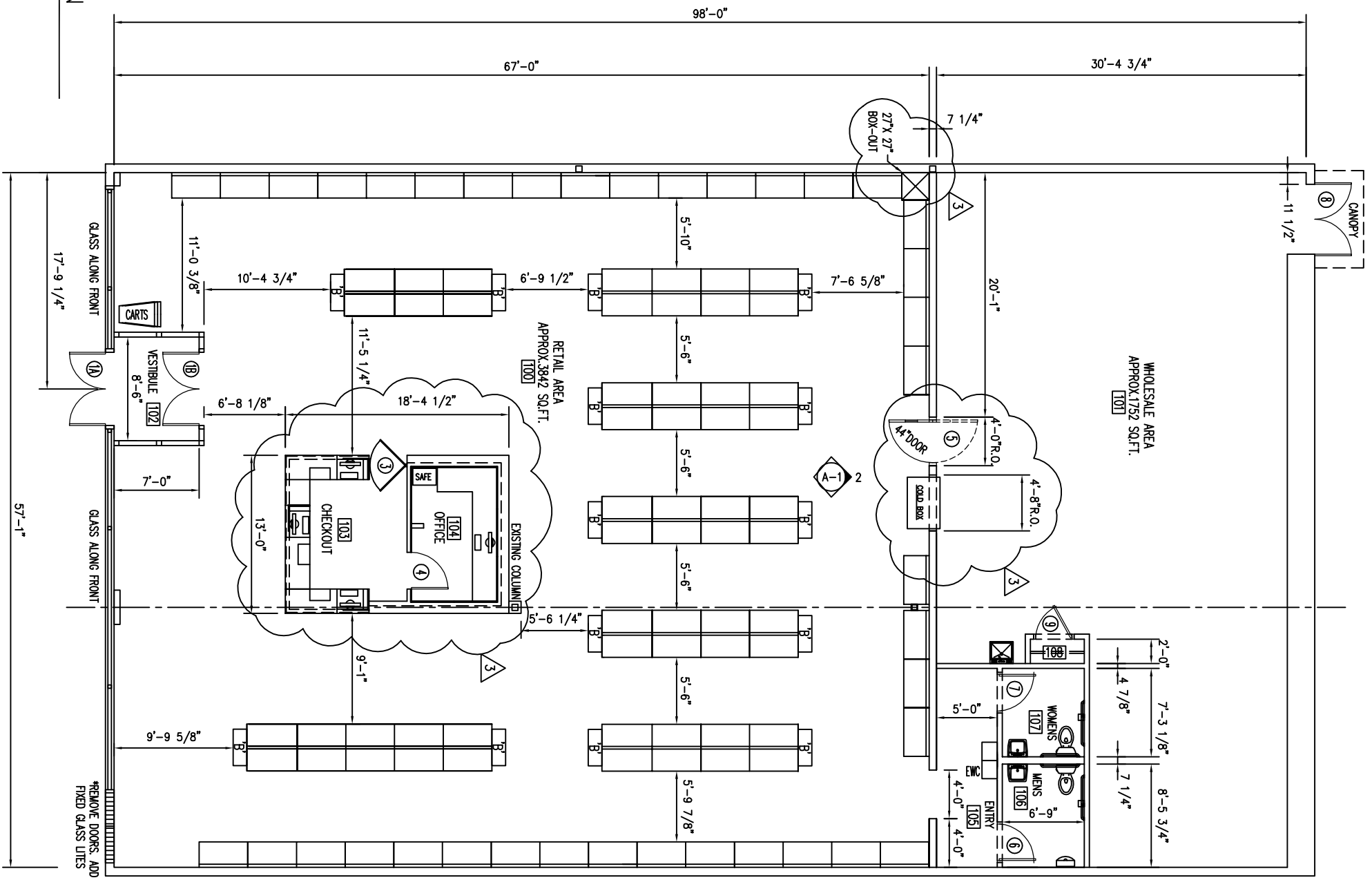
WALLS	760 L.F.
GONDOLAS	896 L.F.
TOTAL	1656 L.F. (PLUS PINTS)

NOTES:
BOX OUT EXPOSED COLUMNS AT RETAIL WITH GYPSUM BOARD. WRAP IN STAINLESS STEEL TO 48" A.F.F.

DOOR SCHEDULE

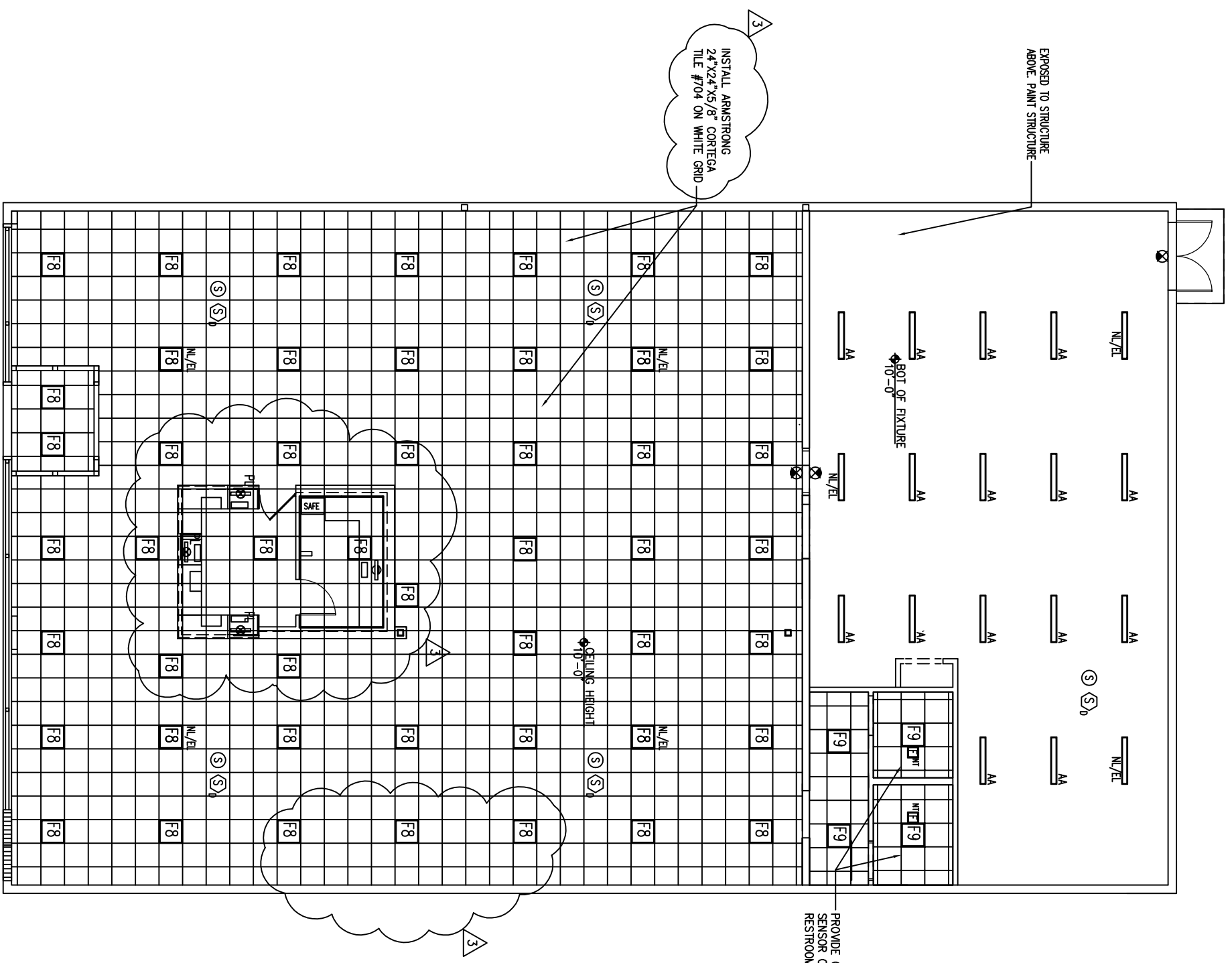
OPENING	SIZE	MATERIAL	FRAME	HARDWARE	REMARKS
1A	(2) 3'-0" x 7'-0"	GLASS/ALUM	ALUM	LOOKSET CHORDER, CLOSER, PUSH BAR, PIVOT OR BUTT HINGES	FULL GLASS - EXISTING
1B	(2) 3'-0" x 7'-0"	GLASS/ALUM	ALUM	LOOKSET CHORDER, CLOSER, PUSH BAR, PIVOT OR BUTT HINGES	FULL GLASS
2	3'-0" x 2'-10"	WOOD	WOOD	CAFE LATCH, SPRING HINGE	BY PLOA, 4" UNDERCUT
3	3'-0" x 5'-0"	WOOD	WOOD	DOOR HANDLE V/LOOKSET, SPRING HINGE	BY PLOA, 4" UNDERCUT
4	3'-8" x 7'-0"	WOOD	STEEL	STAINLESS STEEL HAND PUSH PLATE, 36"x44" STAINLESS STEEL PLATE (BOTH SIDES)	IMPACT DOOR W/ 9"x24" VIEWING WINDOW
5	3'-0" x 6'-8"	WOOD	HM	PRIVACY LOOKSET, CLOSER, BUTTS WALL STOPS, SLENDERS	
6	3'-0" x 6'-8"	WOOD	HM	PRIVACY LOOKSET, CLOSER, BUTTS WALL STOPS, SLENDERS	
7	3'-0" x 6'-8"	WOOD	HM	PRIVACY LOOKSET, CLOSER, BUTTS WALL STOPS, SLENDERS	
8	(2) 3'-0" x 7'-0"	HM	HM	EXIT DEVICE, CLOSER, BUTTS, THRESHOLD, COORDINATOR, ASTRAVAL, PEEP HOLE, SECURITY ALARM, KICKPLATES	GALVANIZED
9	2'-6" x 6'-8"	WOOD	HM	LATCHSET, BUTTS, SLENDERS, WALL STOP	

1 FLOOR PLAN
3/16"=1'-0"



- NOTE:**
1. THIS DRAWING ILLUSTRATES THE GENERAL DESIGN CONCEPT. CONSTRUCTION DOCUMENTS MUST BE PREPARED BY A DESIGN PROFESSIONAL LICENSED IN PENNSYLVANIA.
 2. ALL DIMENSIONS AND EXISTING CONDITIONS MUST BE VERIFIED AT THE PROJECT SITE PRIOR TO THE PREPARATION OF CONSTRUCTION DOCUMENTS AND PRIOR TO CONSTRUCTION.
 3. COMPLIANCE WITH STATE AND LOCAL BUILDING CODES, ZONING REGULATIONS AND THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION IS THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL WHO WILL PREPARE THE CONSTRUCTION DOCUMENTS.

SYMBOL	GENERAL DESCRIPTION - RETAIL
F8	2'X2' INDIRECT RECESSED FLUORESCENT LIGHT (COLUMBIA STE22-324G-MFO-EPU) 45 FT-C MAINTAINED)
N/A F8	NIGHT LIGHT AND EMERGENCY LIGHT UNIT, SAME AS ABOVE WITH BODINE EMERGENCY BATTERY PACK. INSTALL AS RECOMMENDED.
F9	2'X2' GENERAL PURPOSE TB PROFFER RECESSED LAY-IN FIXTURE (LITHONIA 26TB-3-U31-A12-WVOLT-GEBIORS)
PL ⊗	PROGRESS P5198-09/P8825-01 PENDANT LAMP W/ COMPACT FLUORESCENT, 1 OVER EACH REGISTER-28-WATT
Ⓢ ₀	SMOKE DETECTOR (SYSTEM MUST COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CODES, LAWS AND REGULATIONS.) INSTALL ONE AT EACH CHECKOUT.
Ⓢ	EMERGENCY EXIT SIGN (LIGHTED), LITHONIA "SIGNATURE SERIES" WHITE.
Ⓢ	SPEAKER
AA	48" 2-TUBE STRIPS, LITHONIA C232MV, 30 FT-C MAINTAINED
NL/EL	NIGHT LIGHT AND EMERGENCY LIGHT UNIT, SAME AS ABOVE WITH BODINE EMERGENCY BATTERY PACK.
F ^{IT}	EXHAUST FAN WIRED TO SINGLE WALL SWITCH.



1 REFLECTED CEILING PLAN
3/16"=1'-0"

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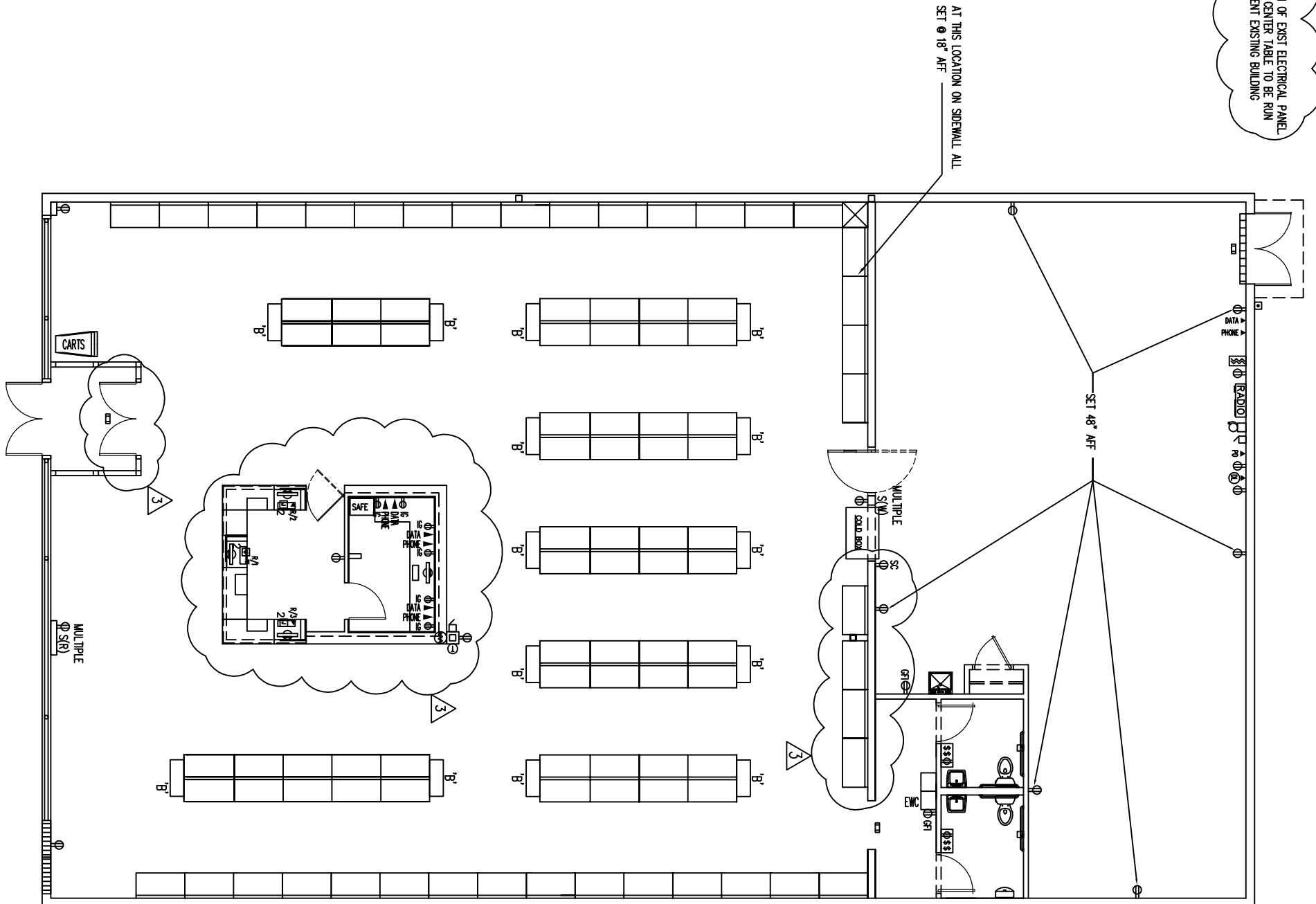
NOTE:
 VERIFY LOCATION OF EXIST ELECTRICAL PANEL.
 ALL WIRING FOR CENTER TABLE TO BE RUN THROUGH ADJACENT EXISTING BUILDING COLUMN.

PHONE LINE/DATA KEY	
SYMBOL	GENERAL DESCRIPTION
☎	PHONE OUTLET LOCATION (4'-6" A.F.F.). THIS IS AN EXTENSION FROM GENERAL STORE PHONE LINE.
☎	2"x4" GANG BOX WITH (2) TWO "CAT-5E" LINES ATTACHED TO A COVER PLATE WITH (2) TWO DATA LINE HOOK UP POSITIONS. USE N2, N3, N4, AND N5 TO LABEL LINES. TOP OF BOX AT 18" A.F.F.. LINES RUN FROM THE OFFICE TO THE ROUTER.
☎	2"x4" GANG BOX WITH (2) TWO "CAT-5E" LINES ATTACHED TO A COVER PLATE WITH (2) TWO PHONE LINE HOOK UP POSITIONS. USE P, CC, FL, AND CL TO LABEL LINES. TOP OF BOX AT 18" A.F.F.. LINES RUN FROM THE OFFICE TO THE PHONE BLOCK.
☎	SHOWS LOCATION OF THE "CAT-5E" DATA LINES AT THE ROUTER AREA. SET AT 7'-0" A.F.F.. ALL LINES RUN TO THIS LOCATION SHALL BE LONG ENOUGH TO EXTEND TO FLOOR PLUS 10 FEET. FUTURE PLANS CALL FOR A FLOOR MOUNTED COMMUNICATION AND SERVER CABINET.
☎	2x4 GANG BOX WITH THREE (3) SEPARATE CAT 5-E CABLES TO REGISTER #1 (REGISTER: PIN PAD; AND S.S.A.)
☎	2x4 GANG BOX WITH THREE (3) SEPARATE CAT 5-E CABLES TO REGISTER #2 (REGISTER: PIN PAD; AND S.S.A.)
☎	2x4 GANG BOX WITH THREE (3) SEPARATE CAT 5-E CABLES TO REGISTER #3 (REGISTER: PIN PAD; AND S.S.A.)

- * LEVEL OF LIGHTING CONTROL TO BE DETERMINED BY PLOC.
- ** ALL TELEPHONE WIRING MUST RUN TO THE POINT OF DEMARCATION. FINAL CONNECTIONS AND TELEPHONES PROVIDED BY THE PENNSYLVANIA LIQUOR CONTROL BOARD. ALL PHONE LINES ARE TO BE LABELED.
- ** ALL CAT-5E LINES NOTED ABOVE THE CEILING SYSTEM ARE TO HAVE 50' PIGTAILS FROM THE JUNCTION BOX.
- *** LESSOR TO PROVIDE ALL ELECTRICAL DATA AND PHONE LINES TO JUNCTION BOXES ABOVE CEILING AT OFFICE, AND DISTRIBUTE THROUGHOUT OFFICE AND CHECKOUT AREA TO DEVICES AS REQUIRED. TEL-POWER POLE TO BE PROVIDED BY FLOC.

ELECTRICAL KEY	
SYMBOL	GENERAL DESCRIPTION
☎	LIGHT AND FAN SWITCHES WITH A DUPLEX GROUND FAULT INTERRUPTED RECEPTACLE LOCATED IN FULL COMPLIANCE WITH A.D.A. ACT 166 AS WELL AS ALL OTHER FEDERAL, STATE AND LOCAL LAWS AND CODES.
☎	2"x4" GANG BOX WITH DUPLEX OUTLET CONTAINING (1) 110V 12/2 W/G LINE, ON A SEPARATE CIRCUIT (20 AMP BREAKER). THIS LINE IS FOR THE COLD BOX UNIT AND SET AT 1'-6" A.F.F..
☎	2x4 GANG BOX WITH DUPLEX OUTLET, CONTAINING (1) 110V LINE WITH ADDITIONAL INDEPENDENT GROUND, ON A SEPARATE CIRCUIT (12/2 W/G WIRE).
☎	DUPLEX GROUND FAULT INTERRUPT RECEPTACLE LOCATION (1'-6" A.F.F. UNLESS NOTED ON DRAWING).
☎	DUPLEX RECEPTACLE LOCATION (1'-6" A.F.F. UNLESS NOTED ON DRAWING).
☎	LOCATION OF LIGHTSTAT MODEL "TMC-AVU" THERMOSTAT BY LIGHTSTAT INC. (MOUNT 4'-6" HIGH A.F.F. AND NOT IN AN AREA NEAR A NIGHT LIGHT)
☎	CHIME RECEIVER FOR THE WIRELESS DOOR SENSOR SYSTEM (OPTEX), RECEIVER (RC-200) REQUIRES AN OUTLET SET APPROXIMATELY 8'-0" ABOVE THE FINISHED FLOOR.
☎	WIRELESS DOOR SENSOR SYSTEM (OPTEX) FOR ALL OPENINGS TO BE MONITORED, ONE TRANSMITTER (TD-200) IS REQUIRED FOR EACH OPENING. TRANSMITTERS SHALL BE LOCATED ABOVE OPENINGS AND ARE BATTERY OPERATED.
☎	AIR CURTAIN, "STAR" BY BERNER INTL CORP
☎	BELL OPERATED BY PUSH BUTTON (LOCATION AT REAR DELIVERY DOOR), "EDWARD" #740, WITH #90 TRANSFORMER. MOUNT BELL APPROXIMATELY 8'-0" ABOVE THE FINISHED FLOOR.
☎	PUSH BUTTON, LOCATION AT REAR DELIVERY DOOR (EXTERIOR), WEATHERPROOF "EDWARD" #603.
☎	MULTIPLE LIGHT SWITCH LOCATION TO CONTROL OVERHEAD LIGHTING. (MOUNT 4'-6" HIGH UNLESS NOTED ON DRAWING)
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☎	200 AMP MINIMUM SERVICE PANEL BOX, UNLESS NOTED ON DRAWING AS SOMETHING ELSE.
☎	FURNISH AND INSTALL ONE (1) WALL MOUNTED AM/FM/HD STEREO SYSTEM WITH SPEAKERS. LOCATION OF UNIT AND SPEAKERS TO BE DESIGNATED ON THE PENNSYLVANIA LIQUOR CONTROL BOARD ELECTRICAL AND LIGHTING DRAWINGS. LOCATE UNIT 4'-6" ABOVE FINISHED FLOOR.
☎	4"x4" JUNCTION BOX CONTAINING (2) 110V 12/2 WITH GROUND LINES. ONE LINE IS TO BE ON A SEPARATE CIRCUIT WITH INDEPENDENT GROUND AND MUST BE LABELED. THIS LINE IS FOR THE CASH REGISTER.
☎	A TWO STRAND LOW VOLTAGE BUZZER WIRE FROM THE 15-1AB BUZZER LOCATED IN THE WHOLESALE AREA TO A LOCATION ON THE CENTER TABLE LEAVE A 30' PIGTAIL AT THE CENTER TABLE LOCATION.
☎	EDWARDS MINATURE LINEN BUZZER UNIT 15-1AB (AC/DC) WITH AN EDWARDS 590 SERIES CLASS 2 SIGNALING TRANSFORMER. MOUNTED APPROXIMATELY 8'-0" ABOVE THE FINISHED FLOOR ALONG WITH A 120V DUPLEX RECEPTACLE.

- DELIVERY DOOR NOTES:
1. ALK-3 IS THE KEYPAD BATTERY OPERATED ALARM SYSTEM MOUNTED IN THE STILE. (NOTE: THIS ALARM KIT SHOULD INCLUDE AN "EMERGENCY EXIT" DECAL.)
 2. US2D IS THE STAINLESS STEEL FINISH ON THIS UNIT.
 3. THE VERTICAL RODS ARE TO HAVE ROD GUARDS INSTALLED, ALONG WITH SECURITY SCREWS IN ALL COVERS. (THE ABOVE GUARDS AND SCREWS ARE AVAILABLE FROM THE DEALER/INSTALL TECH.)
 4. THE ALARMS KEY CYLINDER IS TO BE NOTED AS 1 1/4" C-4 CAM. THIS CAM WILL RECEIVE THE BEST HARDWARE CYLINDER.



1 ELECTRICAL PLAN
 E-1 3/16"=1'-0"

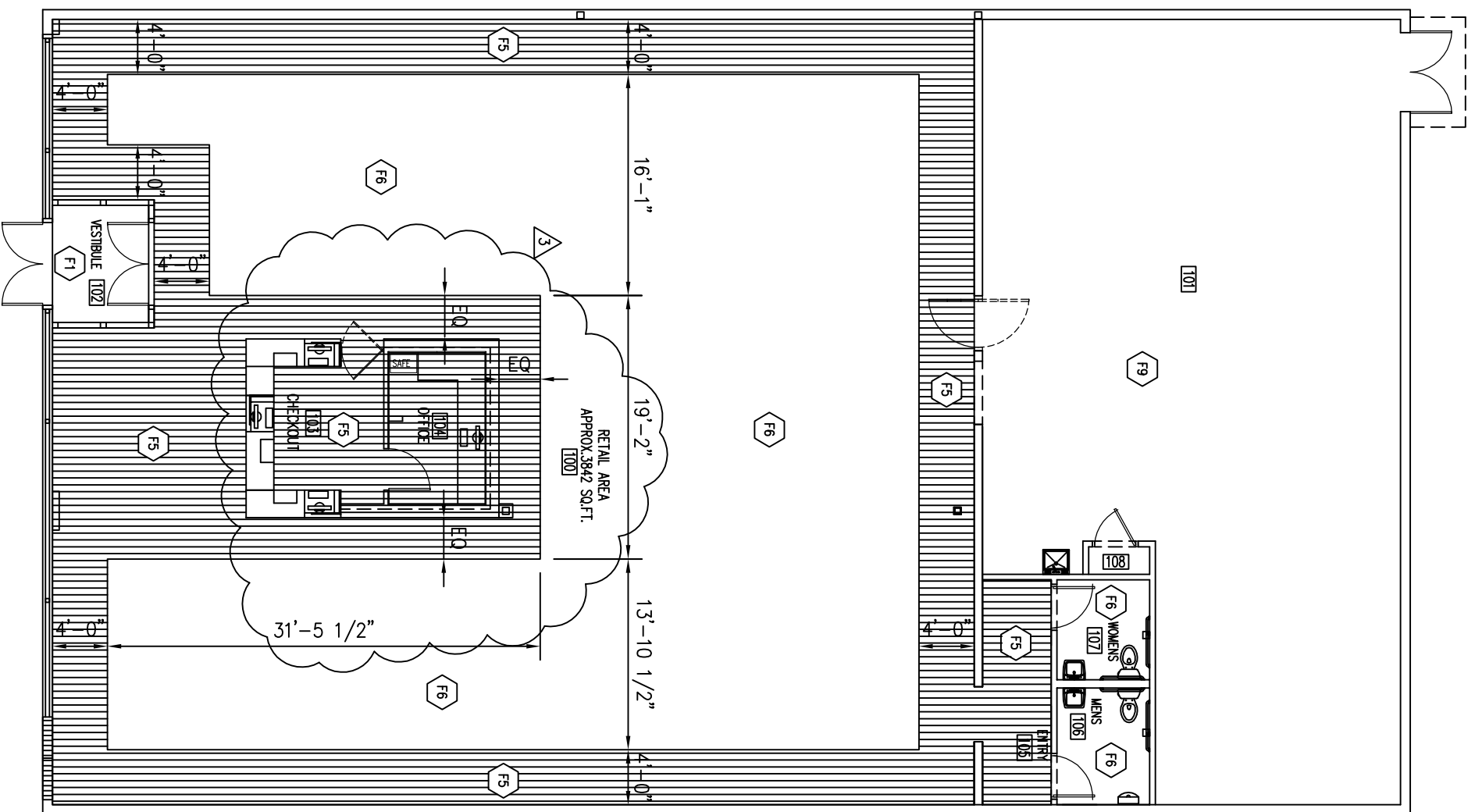
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SYMBOL	FLOOR COVERINGS - RETAIL, WHOLESALE, RESTROOMS
F1	MATS INC. "SUPREME NOP" BLACK WALNUT
F2	ARMSTRONG-NATURAL CREATIONS-EARTHOUTS TP911/HAVEN STONE/GRY PEARL - NOT USED
F3	INTERFACE FLOOR, SUPER FLOOR, STYLE 6090002504, 609164, PACIFIC SUNSET- NOT USED
F4	INTERFACE FLOOR,SUPER FLOOR,STYLE 6090002504, 609153, MEDITERRANEAN NOT USED
F5	ARMSTRONG-NATURAL CREATIONS-ARBORART TP029/WEATHERED OAK/GOLDEN BROWN
F6	ARMSTRONG NATURAL CREATIONS EARTH CUTS TP907, COLOR WASH, GOLD
F7	ARMSTRONG-NATURAL CREATIONS-ARTSTIX TP746/STRAND CORK/CHAMPAGNE -NOT USED.
F8	ARMSTRONG NATURAL CREATIONS EARTH CUTS TP506, COLOR WASH, BROWN - NOT USED
F9	SEALED CONCRETE

- NOTE:**
- WHOLESALE AREA CONCRETE SLAB TO BE TREATED AND CLEANED OF ALL CONTAMINANTS. APPLY TWO COATS OF SEALER AS SPECIFIED FOR CLEAR GLOSSY FINISH.
 - ALL VINYL FLOORING TO BE SEALED AND POLISH BY LESSOR.
 - F-5 PLANK FLOORING TO RUN AS SHOWN ON THE DRAWING.

ROOM FINISH SCHEDULE

NO.	NAME	FLOOR	WALLS	BASE	CEILING	CEILING HGT.	REMARKS
100	RETAIL AREA	F5 AND F6	PTD.DRYWALL	VINYL	A.C.I.	10'-0"	
101	STOCK AREA	F9	PTD.DRYWALL	VINYL	EXPOSED		
102	VESTIBULE	F1	PTD DRYWALL ALUM/GLASS	VINYL	ACT	10'-0"	
103	CHECKOUT	F5	P-LAM	VINYL	ACT	10'-0"	
104	OFFICE	F5	P-LAM	VINYL	A.C.I.	10'-0"	
105	ENTRY	F5	PTD DRYWALL	VINYL	ACT	10'-0"	
106	MENS	F6	PTD MR DRYWALL	VINYL	ACT	8'-0"	
107	WOMENS	F6	PTD MR DRYWALL	VINYL	ACT	8'-0"	
108	CLOSET	F9	PTD DRYWALL	VINYL	ACT	8'-0"	



1 FINISH PLAN
3/16"=1'-0"

Exhibit J—Standard Specifications - STORE

April 8, 2014

Section One—General Requirements

1.1 Scope

- 1.1.1 The specifications cover all labor, materials, equipment and installation for the proposed retail store located at [REDACTED], as specified herein and shown on the Pennsylvania Liquor Control Board (PLCB) drawings, and are subject to the times, terms and conditions of the lease and any extension or renewals thereof.
- 1.1.2 The Net Usable Square Footage of the premises is [REDACTED] SF, and is subject to upward or downward adjustment upon final field measurement. The Interior Frontage of the premises is [REDACTED].

1.2 Drawings

- 1.2.1 **General**—The PLCB will provide preliminary drawings to the Lessor showing the general layout of the space. These drawings shall form part of this specification and may be used by the Lessor and his architect to develop a final set of architectural working drawings. Should modifications to the PLCB drawings be necessary to comply with applicable building codes, the PLCB's Construction Manager shall be notified.
- 1.2.2 **Scaling**—The PLCB drawings are not to be scaled for dimensional information. Dimensional questions of any kind, along with any discovered conflicts or discrepancies related to same, shall be brought to the attention of the PLCB before proceeding with the work in question.
- 1.2.3 **Drawings**—The PLCB drawings are noted as "Store No. XXXX", and include the following sheets: A-1 "Floor Plan"; A-2 "Reflected Ceiling Plan"; D-1 "Demo Plan"; E-1 "Electrical Plan"; and, F-1 "Finish Plan". All plans are dated X/XX/XX and last revised X/XX/XX.
- 1.2.4 **Submittals**—Before the Work begins, the Lessor's final architectural working drawings showing site location (plot plan if necessary), building elevation (including signage), general floor plan, rest room locations, electrical and lighting layouts, location of heat/ventilation diffusers and any miscellaneous work shall be submitted to the PLCB's Construction Manager for approval.

1.3 Miscellaneous Requirements

1.3.1 Definitions

- 1.3.1.1 **"Drawings"**—This shall be the term used throughout these specifications to denote the PLCB Drawings forwarded to the Lessor as described in 1.2.2.
- 1.3.1.2 **"Construction Manager"**—This shall be the term used throughout these specifications to denote the PLCB's designated management staff liaison with the Lessor for all on-site construction activities.
- 1.3.1.3 **Abbreviations**—Certain terms used throughout these specifications are denoted by abbreviations, each of which are given parenthetically with its respective term's first usage. Terms include, but may not be limited to, "Pennsylvania Liquor Control Board", "Pennsylvania Department of Labor and Industry", "Americans with Disabilities Act", "Uniform Construction Code", and "International Energy Conservation Code".
- 1.3.2 **General**—All work specified herein and other incidental work necessary to prepare this building for use as a Fine Wine & Good Spirits retail store shall be performed per the requirements of the PLCB and to the satisfaction of the Construction Manager. If there is a conflict between this Exhibit and the Drawings, this Exhibit shall prevail.
- 1.3.3 **Regulations and Permits**—The Lessor shall comply with all requirements of the Pennsylvania Department of Labor and Industry (L&I) pertaining to fire, safety, and other hazards. Requirements of all laws, rules, regulations, and zoning permits; use and/or occupancy requirements, and fees, if any, (including any annual sign fees) of city, township,

borough, county and state departments shall be the responsibility of the Lessor. All phases of preparation shall be followed and all work carried out in strict accordance with such requirements, even though each item involved not be necessarily specified herein or shown on the Drawings. The Lessor shall comply with all requirements of Pennsylvania's statewide building code, generally known as the Uniform Construction Code (UCC) 2009, and the Americans with Disabilities Act (ADA), latest adopted edition.

- 1.3.4 Occupancy Permit—Lessor shall place the Occupancy Permit issued by L&I or local authority in the space and submit a copy to the Construction Manager before the PLCB takes possession.
- 1.3.5 Materials and Workmanship—All materials and equipment being incorporated into the Work shall be new unless otherwise specified. In instances where materials and equipment are existing and proposed to be re-used as a part of the Work, approval from the Construction Manager is required. All materials and equipment being re-used shall be thoroughly cleaned and refurbished to a like-new condition. Said materials and equipment are to be in good working order. All Work to be completed in a neat and workmanlike manner.
- 1.3.6 Finishes—All colors, types and textures of finishes must be approved by the Construction Manager. Such approval shall not be unreasonably withheld.
- 1.3.7 Conditions Affecting the Work—The Lessor shall be responsible to verify all conditions and measurements of the site when the tenant improvement work commences. All discrepancies discovered with the field measurements shall be immediately reported to the PLCB.
- 1.3.8 Security—The Lessor shall provide adequate security on any/all exposed openings as required during renovations or construction. Storeroom security shall meet approval of Construction Manager. Any electronic surveillance/detection devices shall be installed by the PLCB as deemed necessary.
- 1.4 Energy Efficiency Requirements—All design criteria pertaining to the energy use of the structure and contents shall meet or exceed the requirements of the International Energy Conservation Code (IECC), latest adopted edition.
- 1.5 Project Close-out
 - 1.5.1 Punch List—At the time of substantial completion of the Work, and at a time agreeable to the Lessor and the PLCB, a final walk-thru inspection will be conducted, and a Punch List generated identifying incomplete and unsatisfactory work. Unless otherwise agreed to by the PLCB, all Punch List work shall be satisfactorily completed within two weeks of the walk-thru inspection.
 - 1.5.2 Warranty & Operations Manual—Lessor shall provide a Warranty & Operations manual to the PLCB covering the work performed. Manual materials should include instructional care and maintenance data, and any applicable warranties.
 - 1.5.3 As-Builts—Lessor shall provide “as-builts” or “record” drawings to the PLCB. Drawings shall reflect all changes made during the course of the project and confirm actual field dimensions.
 - 1.5.4 Training & Orientation—Lessor shall provide training and orientation to the PLCB following substantial completion of the project at a time agreeable to the PLCB. Topics shall include all mechanical and electrical equipment and devices covering the start-up, programming, maintenance, shut-offs, etc. of all.

Section Two—Demolition

- 2.1 General—Provide all labor, material and equipment necessary to complete the select demolition work as required. Demo work to include, but is not necessarily limited to the following: 1) xxxxx; 2) xxxxxxx; and, 3) xxxxxx. Extent of work shall be as required to achieve the intended final results. Protect all finish surfaces to the fullest extent possible. Clean up daily. Trash and debris to be disposed of properly off site.
- 2.2 Protection—Protect all finish surfaces to the fullest extent possible. Prior to commencement of the work, filter all return air grilles to prevent dust infiltration. Change filters as required during the course of the work. Filtering should remain in place until Substantial Completion.

Section Three—Slab & Flooring

- 3.1 General—The floor shall be reinforced concrete, trowel finished and level throughout, to support a minimum of 150 lb live load per square foot and withstand usage of store's two-wheel hand trucks, four-wheel stock carts and pallet jacks. All low spots are to be filled in, and all high spots are to be ground down smooth, ready to receive finished flooring. Level tolerance at the center table area is +/- 1/16" in 10'. Level tolerance in the rest of the retail area and stock area is +/- 1/8" in 10'.
- 3.2 Preparation—Following the removal of existing floor coverings as may be required to produce the intended results, thoroughly clean the existing concrete by removing all glue and other contaminants. Provide skim coating and flash patching operations as needed for the proper installation of the new flooring. Insure that all control and construction joints are properly filled flush to the slab surface and are in a stable condition.
- 3.3 Finished Flooring
- 3.3.1 Coordination—Symmetry is critical for the finish flooring at the center table area. Coordinate lay-out with the PLCB prior to commencement of installation.
- 3.3.2 Installation—Installation of the luxury vinyl tile shall be in strict accordance with Armstrong's guidelines for "Installation System of Commercial Luxury Vinyl Tile". Insure that the proper adhesive is used for this application. Roll the tile in both directions within thirty minutes after installation using a 100-lb. roller as specified.
- 3.3.3 Sales Area—The floor shall be finished with 1/8" thick luxury vinyl tile, Natural Creations by Armstrong World Industries, Inc. Flooring colors include: ArborArt #TP029 "Weathered Oak Golden Brown" in 8"x36" planks; and, Earthcuts #TP507 "Color Wash Gold" in 18"x18" squares. Layout shall be as specified on the Drawings.
- 3.3.4 Toilet Rooms—The floor shall be finished with 1/8" thick luxury vinyl tile, Natural Creations by Armstrong World Industries, Inc. Flooring color shall be Earthcuts #TP507 "Color Wash Gold" in 18"x18" squares.
- 3.3.5 Wholesale Area—Lessor shall provide finished concrete surfaces degreased and cleaned of all contaminants, and shall apply a minimum of two uniform coats of Dress & Seal WB 25 by L&M Construction Chemicals to achieve a smooth glossy finish. Preparation of slab surfaces to be as specified by sealer manufacturer. Allow adequate drying time between coats as per manufacturer's recommendations.
- 3.3.6 Vestibule—The Vestibule floor mat material shall be "Supreme Nop" as manufactured by Mats, Inc. The material shall be 7/16" thick, laid for full coverage. The color shall be "Black Walnut".
- 3.3.7 Vinyl Cove Base—Johnsonite #44 Dark Brown 4" vinyl cove base shall be installed in all areas receiving vinyl tile flooring, including installation on the Check-out and Office areas. Base is not required on walls directly behind perimeter wall units in the Retail area that are hidden from view.
- 3.3.8 Vinyl Transition Strips—All abutting dissimilar materials should incorporate a vinyl transition strip of design to suit application. Strips to be by Armstrong or Tarkett Flooring, or approved equal. Color as selected by the PLCB.
- 3.3.9 Finishing and Protection—All vinyl flooring shall be cleaned and polished prior to turnover as per manufacturer's recommendations. Prior to polishing, apply a thorough coat of Armstrong's S-495 high quality stain-resistant sealer as per manufacturer's instructions. Follow the sealer application with Armstrong's S-480 Commercial Floor Polish. The Luxury Solid Vinyl used in the Retail area and Toilet Rooms shall receive four coats of polish. Allow adequate drying time between coats as per manufacturer's recommendations.

Section Four—Walls

- 4.1 Perimeter Walls—Masonry block walls exposed to the outdoor elements shall be sealed, painted and insulated. All exterior walls shall be insulated to a minimum R-13 rating and have a vapor retarder of 1 perm or less. Insulation and vapor retarder shall extend to the horizontal roof or ceiling plane of insulation to create a tight envelope. All perimeter wall openings shall be sealed and insulated. Walls dividing leased area from any adjacent space shall be of full height from floor to underside of roof.

- 4.2 Interior Walls—Any non-load bearing walls constructed shall be of 20 or 25 gauge steel studs, 16" O.C., and 5/8" drywall taped and spackled with a minimum three-coat finish made ready to receive paint. Load bearing walls will need to be designed by a licensed engineer registered in the state of Pennsylvania. Toilet Room walls shall use Moisture Resistant board. All interior walls shall extend a minimum of six inches (6") above the highest adjacent ceiling, unless otherwise dictated by Code.
- 4.3 Painting—All paintable surfaces shall receive one primer coat and two finish coats of Benjamin Moore latex paint, satin/eggshell finish, or equal as approved by the PLCB. Locations of various colors shall be as directed by the PLCB.

Section Five—Entrances & Storefront

- 5.1 General—Lessor shall provide front elevation sketches and descriptions of materials to be utilized to the Construction Manager for approval.
- 5.2 Swing Entrances—Provide aluminum entrance door(s) as indicated on the Drawings. Doors to be Narrow Stile series by Kawneer Co., Inc. or approved equal. Color of exterior doors to match that of adjacent spaces. Color of interior doors and Vestibule framing to be dark bronze. Exterior framing should be capable of receiving up to 1" insulated glass. Doors shall be equipped with overhead door check, push-bar, and non-removable pins in hinges. Doors shall be furnished with double cylinder locks with pivot-type maximum security bolt MS1850A, bolt size 5/8" x 1-3/8" with 1-3/8" throw, as manufactured by Adams Rite Manufacturing Co. capable of accepting a Best Lock key system. Lessor shall provide Best Lock cylinder; PLCB shall provide Best Lock core. Equal front doors with accessories may be acceptable if approved by the Construction Manager. All doors shall meet or exceed the requirements of the IECC for air leakage and thermal transmittance.
- 5.3 Automatic Operators—Include automatic operators on the two single egress doors.
- 5.4 Storefront Framing—Storefront shall be constructed of anodized aluminum framing in a finish to match adjacent spaces and as indicated on the Drawings. Tubular framing at doors shall be reinforced to prevent forced entry. Framing to be thermally broken as manufactured by Kawneer Co., Inc. or approved equal. Framing to be 2" face x 4-1/2" depth, in compliance with L&I and all other authorities having jurisdiction for installation and safety.
- 5.5 Glass & Glazing—Provide, install and maintain commercial grade, energy efficient thermal pane window and door glass. Provide tempered glass where required by code. All glass on the exterior face of building shall be 1" thick, 1/4" panes with a minimum of 1/2" air space between the two 1/4" pieces, "Low-E" coating applied, and a maximum overall U-0.5 rating. Glass shall comply with all L&I and local standards for installation and safety compliance. All exterior glass shall have a shading factor as approved by the Construction Manager, taking into consideration orientation and overhangs. The vestibule shall include 1/4" clear glass. Provide "Low-E" certification to the PLCB upon completion of the Work. Should inclusion of "Low-E" glass not be practical, consideration will be given to use a window film on the front glass units. Submit samples to the PLCB for approval.

Section Six—Wood, Plastics & Misc. Specialties

- 6.1 Rough Carpentry—Install all wood studs, furring, blocking, nailers, backing, and hardware as required. All wood contacting concrete or masonry surfaces is to be pressure treated. Provide rough hardware, nails, bolts, fasteners, anchors and connectors as required to complete the Work. Provide backboard material for mounting of utility equipment as may be required.
- 6.2 Blocking—Provide blocking in walls at all locations that require additional wall support, such as for fire extinguishers, grab bars, mirrors, lavatories, toilet accessories, finish hardware, etc. Continuous blocking shall be required for the perimeter wall unit fixtures, installed at 70" above finished floor to top of blocking.
- 6.3 Finish Carpentry—Finish carpentry shall conform to American Woodwork Institute criteria.
- 6.4 Coat Rack & Shelf—Provide a coat rack with shelf above in the Closet as indicated on the Drawings.
- 6.5 Column Covers—Provide stainless steel column covers at all perimeter and interior columns exposed to the Retail sales floor. Column covers shall extend to a height of 48" above finish floor. Material to be 16 gauge in a brushed finish. Install with concealed clip angles to the smallest overall dimensions possible unless noted otherwise.

Section Seven—Doors and Hardware

- 7.1 Hollow Metal Doors—Hollow metal doors shall be 18 gauge, 1-3/4" thick, flush, with an expanded polystyrene core for exterior doors. Doors to be as manufactured by Republic Doors and Frames, or approved equal, and sized as indicated on the Drawings. Exterior hollow metal doors shall be galvanized.
- 7.2 Hollow Metal Frames—Hollow metal frames shall be 16 gauge, as manufactured by Republic Doors and Frames, or approved equal. Exterior hollow metal frames shall be galvanized.
- 7.3 Wood Doors—Interior doors shall be pre-finished solid core wood as manufactured by Mohawk Door Company, 2000 Premium Pre-finished Collection Oak series in a Walnut finish, or approved equal.
- 7.4 Hardware—Provide all hardware in US26D Satin Chromium finish. Unless noted otherwise, metal exit doors to be "Exit Only" with compatible hardware. Hardware to include, but is not necessarily limited to the following: Exit device; Overhead closer; Full mortised NRP hinges; Threshold; Security alarm; and, Weatherseal. Interior doors to receive the following: Overhead closer; Full mortised NRP hinges; and, Lever latchset. Toilet Room doors shall include a lever privacy lockset in lieu of a latchset.
- 7.5 Impact Doors—Provide double-acting impact door between Retail and Stock areas. Door to be "Easy-Swing" type SCP-368 as manufactured by Eliason Corporation, or approved equal. Door to have a dark brown high impact thermoplastic finish, and include a 9"x24" ADA approved view window and 36" high stainless steel base plates on each side. Door size to be 44" x 84". Jamb and header to be structural steel channel.
- 7.6 Painting—Hollow metal doors and frames shall be primed and painted with a two-coat semi-gloss finish. Color to be #SW-6076 "Turkish Coffee" by Duron Paint or approved equal.

Section Eight—Delivery Facilities

- 8.1 Delivery Facilities—Where delivery facilities are not the same grade level as inside finished floor elevation, the Lessor shall provide a loading dock area. Loading dock surface shall match the interior floor elevation and not exceed a difference of 4'-0" to the paved surface. Delivery area shall be paved to withstand weight of tractor trailer of 25 tons. Area shall be designated for PLCB use only. Provide 6" thick laminated rubber bumpers as required, mounted to accommodate the various delivery trucks to be used at this location. Signage, if required, shall be furnished and installed by the Lessor.

Note: Merchandise is transferred from a tractor trailer directly to the interior of the store. This makes tractor trailer access to the delivery doors imperative.

- 8.2 Delivery Doors—Furnish and install rear delivery doors. Door opening shall be 6'-0" x 7'-0" consisting of one pair of 3'-0" x 7'-0" insulated metal doors and frame as manufactured by Republic Doors and Frames or approved equal. Doors shall be 1-3/4" thick, full flush, 18 gauge, insulated to an R-7 rating with an expanded polystyrene core. Frame shall be constructed of 16 gauge material and reinforced for hinges, strikes, and closers. All material shall be galvanized steel and include a factory prime finish. Provide product data for approval.
- 8.3 Delivery Door Canopy—Provide fabric or metal canopy over delivery door(s) to extend a minimum 1'-2" to either side of the door frame. Canopy shall project at least 4'-0" from building to divert water away from delivery/pick-up area. Provide product data for approval and install according to Drawings.
- 8.4 Hardware—Furnish and install Stanley PHI Apex Exit Devices (Precision Hardware) 2200 Series Vertical Rod Exit Device with alarm, Model #2201ALK-3 x RHRB (right side latching) or LHRB (left side latching) x door size. The vertical rods are to have rod guards installed and security screws installed in all the unit's covers. All guards and screws shall be from the dealer/installation technician. The key cylinder shall be 1-1/4" C-4 Cam and receive a Best Hardware core. The device shall include "Emergency Exit" decal. Other door hardware shall include non-removable pin hinges, surface mounted closers, coordinator, metal astragal, hold-open devices, kick plates, peep-hole, weather-stripping, and 1/4" low-profile thresholds, which are to be coordinated with door size for proper fit. All hardware shall be US26D Satin Chromium finish.
- 8.5 Air Curtain—Furnish and install one air curtain above the delivery doors for both insect and environmental protection. Air curtain to be model Star STR2072E-SS as manufactured by Berner International Corp. or approved equal. The unit is to include electric heat. Unit shall be 72" in length, with a stainless steel exterior cabinet.

- 8.6 Miscellaneous—Provide two 6" O.D. concrete-filled posts at delivery area to prevent trucks from damaging door(s) and building (if loading/docking facilities are not available). Posts shall receive two coats rust-proof red or yellow paint.

Section Nine—Roof

- 9.1 General—Roof shall be constructed in compliance with acceptable trade practices and free from leaks. Investigate the source and cause of all existing stained ceiling tile and make repairs as necessary to insure a watertight condition.
- 9.2 Canopy—Any canopy projection constructed shall be installed to cover sidewalk area or otherwise, as agreed upon by the Construction Manager.
- 9.3 Drains—Roof drains (gutters and downspouts) shall be in compliance with acceptable trade practices and local codes.
- 9.4 Insulation—The ceiling or roof insulation shall have a minimum R-20 rating with a vapor retarder of 1 perm or less and be located at the structural plane of the ceiling. Insulation shall not be installed atop suspended ceiling tile.

Section Ten—Ceilings

- 10.1 Sales Area/Toilet Rooms—Ceiling shall be 24" x 24" x 5/8" Armstrong Cortega angled tegular lay-in tile #704 suspended on white grid. Finished height and tile layout shall be given on Drawings.
- 10.2 Wholesale Area—Wholesale area shall be exposed to roof underside.

Section Eleven—Plumbing

- 11.1 General—All piping shall be lead free. All water lines shall have shutoff valves at the fixture.
- 11.2 Mop Sink—This sink shall be an in-floor unit installed at location specified on the Drawings and equipped with a threaded bibcock for hose attachment. "Splash guards" shall be installed on the surrounding walls.
- 11.3 Hot Water Heater—Install and maintain a hot water heater with capacity of 6 gal. Unit shall meet or exceed all energy-efficient factors. Unit shall be installed above restroom ceiling.
- 11.4 Drinking Fountain—Install and maintain drinking fountain, Oasis Versacooler II Split-level Water Cooler P8ACSL, or approved equal. Unit denoted by "EWC" on drawings. Installation must be ADA-compliant and accompanied by electrical outlet designated on drawing, water and drain plumbing, and wall splash guard.

Section Twelve—Toilet Rooms

- 12.1 General—Construct Toilet Rooms as specified on Drawings. Toilet Rooms shall be in accordance with Act 235 and its Amendments and the ADA.
- 12.2 Doors—Toilet Rooms shall have solid core prefinished wood doors, 3'-0" x 6'-8" minimum dimensions, operable by a single effort. Each door shall include a lever handle, closer, hinges and privacy lockset.
- 12.3 Fixtures—Each Toilet Room shall have white fixtures and include one 1.6 GPF toilet and one 0.5 GPM sink. Also, the Men's Room shall include one 1.0 GPF wall-hung urinal.
- 12.4 Accessories—Each Toilet Room shall be equipped with the following accessories as manufactured by Bobrick Washroom Equipment, or approved equal: Soap Dispenser B-2112; Waste Receptacle B-3644; Toilet Tissue Dispenser B-6977; Mirror B-165 2436; Robe Hook B-6727 (back of door); and, Grab Bars as required in satin finish with peened gripping surface. In addition provide and install one Hard Roll Towel Dispenser #09996, colored Smoke, by Kimberly-Clark. All accessories and mounting locations of same shall be in compliance with ADA and authorities having jurisdiction.

- 12.5 Exhaust Fan—Furnish and install one Nutone #8814R exhaust fan on a separate switch in each Toilet Room, ducted to the outdoors. Ventilation requirement is 110 CFM.
- 12.6 Signage—Furnish and install toilet room tactile identification signage in compliance with ADA Accessibility Guidelines. Signs to be as manufactured by Advance Corporation, Braille-Tac Division, Cottage Grove, MN, or approved equal. Background color to be #238 “Chocolate Brown”...lettering color to be #237 “Tan”.

Section Thirteen—Electrical

- 13.1 General—The Lessor shall have all electrical work designed by a professional engineer registered in the Commonwealth of Pennsylvania. Furnish and install all necessary electric wiring, outlets, wall receptacles, junction boxes, switches, light fixtures, signal system, and circuit breaker panel with appropriate metering device. The Lessor shall furnish Underwriters Laboratories certificate upon completion. Phone and Data wiring shall be as required per Drawings with proper terminations.
- 13.2 Service—The electrical service shall be sized to adequately handle the design loads of the PLCB space, including built-in factors of safety as recommended by the National Electric Code or other authorities having jurisdiction, but not less than 200 amp. The main entrance switch and multi-circuit panel shall be installed at a location in the storeroom area designated on Drawings or otherwise agreed upon.
- 13.3 Receptacles/Switches
- 13.3.1 Wall Duplex Receptacles—Provide and install receptacles as described and in locations shown on the Drawings.
- 13.3.2 Router Cabinet Receptacle—Provide and install one twist-lock receptacle dedicated for the router cabinet in the Wholesale Area. Device to be type #HBL2310 by Hubbell.
- 13.3.3 Wall Junction Boxes—Provide and install wall junction boxes as described and in locations shown on the Drawings.
- 13.3.4 Ceiling Junction Boxes—Provide and install junction boxes above the ceiling as described and in locations shown on the Drawings.
- 13.3.5 Light Switches—Provide and install switches as required and in locations as indicated on the Drawings.
- 13.3.6 Finishes—All switches and receptacles to be colored Brown. All switch, receptacle and other miscellaneous device plates are to include a Stainless Steel finish.
- 13.4 POS Wiring
- 13.4.1 Electric—Provide one (1) 120v dedicated circuit at each register (3 total). The designated junction boxes shall contain two separate lines of 12/2 gauge wire on single-pole 20 A circuits. At least one shall have an isolated ground, a reading of 117 V \pm 10% and, when switched off, a reading of 0 Ω . The other line shall also have a ground. Run power throughout the check-out area as required. The PLCB will provide a tele-power pole for the drop to the center table and Office area.
- 13.4.2 Ethernet—Provide three (3) separate CAT-5E cables to each register (one for the register; one for the pin pad; and, one for the SSA panic button). Run cables to the router cabinet in the Wholesale Area. Lessor to provide cable terminations at the registers. Jack locations to be determined by the PLCB. Cable terminations and final connections at the router cabinet will be by the PLCB.
- 13.5 Office Area Wiring
- 13.5.1 Electric—Provide a total of four (4) 120v dedicated circuits in the Office Area (one for the printer; one for the computer; one for the camera monitor; and, one for “extra”). The designated junction boxes shall contain one dedicated line of 12/2 gauge wire on a single pole 20A circuit. The line shall have an isolated ground, a reading of 117 V \pm 10% and, when switched off, a reading of 0 Ω . An additional separate isolated covered ground wire must be provided. Run power throughout the Office Area as required.

- 13.5.2 Ethernet—Provide six (6) separate CAT-5E Ethernet cables to the Office Area (one for the printer; one for the computer; one for the camera system; one for the SSA panic button; one for the phone and fax; and, one for “extra”). Run all cables to the router cabinet and phone block in the Wholesale Area as required. Lessor to provide all cable terminations in the Office Area. Jack locations to be determined by the PLCB. Cable terminations and final connections at the router cabinet will be by the PLCB.
- 13.6 Miscellaneous Wiring—Provide two (2) separate CAT-5E cables at the Wholesale counter in the Wholesale Area (one for a phone; and, one for the SSA panic button). Lessor will provide terminations at the counter. Cable terminations and final connections at the router cabinet will be by the PLCB.
- 13.7 Access Panels—Provide adequate metal access panels as required for servicing and testing of equipment and devices, and for access to all hidden shut-off valves. Coordinate all locations with the PLCB.


Section Fourteen—Lighting

- 14.1 General—All systems shall be designed by a professional engineer registered in the Commonwealth of Pennsylvania. The number of fixtures for general overhead lighting shown on the Drawings is only an estimated quantity. The professional engineer shall dictate the number of fixtures required to meet the illumination levels specified herein. Final design shall meet the requirements of the IECC.
- 14.1.1 Sales Area—Standard retail area illumination shall be 2' x 2' Columbia STE22-324G-MPO-EPU indirect recessed fluorescent fixtures and Progress P8825-01 pendant lamps with P5198-09 stem. Average illumination at 3'-0" above finished floor shall be 45 ft-c maintained while consuming a maximum of 1.8 W per square foot. Location of all primary fluorescent ceiling and pendant lamps shall be as designated on the Drawings. All light fixtures shall have energy-efficient electronic ballasts with a minimum power factor of 90%. Furnish and install a complete set of 24 W high-output T-5 lamps with 4100 K color temperature. Use compact fluorescent lamps in the type F6C pendant fixtures installed directly over each checkout register. Coordinate locations with the PLCB prior to installation.
- 14.1.2 Wholesale Area—Average illumination at 3'-0" above finished floor shall be 30 ft-c maintained while consuming a maximum of 0.66 W per square foot. Fixtures shall be 48" long 2-tube fluorescent T8 general purpose strip lights, type C232MV by Lithonia Lighting. All fixtures shall be installed at the same level and operated by occupancy sensors.
- 14.1.3 Toilet Room—Furnish and install in each Restroom 2' x 2' general purpose T8 Troffer recessed lay-in fixtures, type 2GT8-3-U31-A12-MVOLT-GEB10RS by Lithonia Lighting. Lights shall be controlled by an occupancy sensor.
- 14.1.4 Night Lights—A minimum of four fixtures shall be designated as continuous night lights in the Retail area, and two fixtures in the Wholesale area, and placed on a separate circuit.
- 14.1.5 Emergency Lighting—Furnish, install and maintain an automatic, maintenance-free, emergency lighting system as required by the authority having jurisdiction. This system shall be integrated with the recessed light fixtures whenever possible.
- 14.1.6 Exit Lighting—Furnish and install ELR-R clear acrylic, recessed mounted, edge lit, one-sided exit sign with red LED, white housing by The Exit Light Company. This lighting shall be circuited with the emergency lighting.
- 14.1.7 Switches—Switch locations and level of light fixture control to be approved by the PLCB prior to start of installation.
- 14.2 Entrance—Provide a minimum of 10 ft-c consuming a maximum of 10 W per square foot of canopied area at front entrance to match existing decor where applicable. These fixtures and lamps shall also be energy-saving exterior fluorescent with 90% minimum power factor electronic ballasts.
- 14.3 Delivery Door and Exit Door Lights—Provide a vapor-proof light fixture with guard at exterior doors, such as Lithonia model TWL-35S-120-PE-LPI-DBL with accessories TWLMA and TWLWG. Fixtures shall provide a minimum of 20 ft-c and consume a maximum of 20 W per linear foot of door opening.
- 14.3.1 The same fixtures shall be used on outside perimeter walls when security lighting is required.

Section Fifteen—Heating, Ventilation, and Air Conditioning (HVAC)

- 15.1 General—Furnish, install and maintain a fully automatic forced air (duct) heating system with filters capable of heating the entire space from 0° F outdoor design temperature to 70° F indoor design temperature at prevailing wind conditions. Provide adequate air return to system. Ducts shall be concealed above suspended ceiling and insulated to a minimum R-8 rating when located outside the building thermal envelope. Furnish, install and maintain air conditioning equipment sufficient in capacity to cool the entire space from 95° F outdoor design temperature to 72° F indoor design temperature with maximum 50% indoor relative humidity, supplying a minimum of 15 CFM fresh air per person (average eight). Air conditioning unit shall use the same duct distribution system as the heating system above the entire leased area. All systems shall be designed by a professional engineer registered in the Commonwealth of Pennsylvania, meeting the requirements of the IECC.
- 15.1.1 Three-Phase Electric Systems—The minimum seasonal energy efficiency ratio (SEER) for three-phase electric central systems shall be 12.0 for units rated at 5 tons and under. For units 6 tons or larger, the minimum energy efficiency ratio (EER) shall be 10.5. A standard rating of 95° F db shall be used.
- 15.1.2 Air-Cooled Heat Pump Systems—The minimum heating seasonal performance factor for air-cooled three-phase electric central air conditioning heat pump systems shall be 7.5 and have a minimum coefficient of performance (COP) of 3.5 at a high temperature rating of 47° F db in the heating mode.
- 15.1.3 Water- or Evaporatively-Cooled Heat Pump Systems—The minimum SEER for water- or evaporatively-cooled central air conditioning heat pump systems shall be 12.0 at a standard rating of 85° F entering-water temperature for water-source and water-cooled equipment and 95° F db outdoor temperature for evaporatively-cooled equipment and have a minimum COP of 4.0 at a standard rating of 70° F entering-water in the heating mode.
- 15.1.4 Combustion Furnaces and Boilers—The minimum thermal efficiency at the maximum rated capacity of combustion furnaces and boilers shall be 80%. All systems shall have mechanically induced draft utilizing outside combustion air.
- 15.2 Toilet Room Heating—If direct line ceiling ducts are not practical, furnish and install electric heaters with separate occupancy-type thermostat control such as Clark model C-1 in toilet room area(s).
- 15.3 Heater Room—If the heating unit is a floor-standing type, it shall be enclosed in a fire-rated room as required by local codes.
- 15.4 Electric Heating—Radiant electric resistance heating shall not be used as a primary heat source.
- 15.5 Utilities—All heating system requirements shall be within the guidelines established by the local utility companies. The Lessor shall install and maintain the appropriate metering system(s) with demand measurement as required by the local utility companies. Minimum amperage shall be increased to a level necessary to provide adequate service.
- 15.6 Thermostat(s)—Lessor shall provide and install digital, programmable, light-sensing automatic night setback thermostat(s) compatible with HVAC unit such as Lightstat (Model TME-AVU) as manufactured by Lightstat, Inc. or equal as approved by the Construction Manager. Location of control(s) shall be on Drawings. There shall be one thermostat per HVAC unit.

Section Sixteen—Exterior Signage

- 16.1 General—Furnish, install and maintain  complete sets of illuminated channel style letters on the main canopy/fascia. Signage to read, “FINE WINE & GOOD SPIRITS”. This sign shall be of maximum size allowed by local codes and consume a maximum of 0.2 W per square foot of signage.
- 16.1.1 Timer—Power to main canopy/fascia signage shall be controlled through a 24-hour, seven-day timer to be installed and maintained by the Lessor. The location of sign timer shall be in the vicinity of the multi-circuit electrical panel.
- 16.1.2 Graphics—Electronic art file for sign panel shall be provided by the Construction Manager. Graphic elements otherwise specified may include (but are not necessarily limited to) proportionate letter size, letter spacing, letter shape (font), letter color(s), background color(s), choice of any additional characters, icons, or borders and their proportionate size, shape, specific location and color(s). Submit shop drawings to the PLCB for final approval.

- 16.2 Pylon—If allowed by local codes, furnish, install and maintain store signage, or equal identification as approved by the Construction Manager, on roadway pylon standard. Its size may be based on PLCB's proportionate area of occupancy with respect to other tenants. Non-graphic elements (type of material, method of illumination, etc.) shall be consistent with those of other tenants' pylon signage. Graphics shall be provided by the Construction Manager as specified in 16.1.2.
- 16.3 Under-Canopy Signage—If neighboring spaces feature under-canopy/above-sidewalk tenant identification, furnish, install and maintain store signage, or equal identification as approved by the Construction Manager. Size and other non-graphic elements (type of material, method of illumination, etc.) shall be consistent with those of other tenants' under-canopy signage. Graphics shall be provided by the Construction Manager as specified in 16.1.2
- 16.4 Fees—All fees connected to the installation and maintenance of signage shall be the responsibility of the Lessor.

Section Seventeen—Special Systems

17.1 Signal Systems

- 17.1.1 Wireless Annunciator System—Furnish and install an OPTEX Wireless 2000 Annunciator System for each exterior door opening. In addition, provide one sensor for the opening into the Entry of the restrooms. One sensor transmitter TD-20U is required for each of these openings. A minimum of two chime boxes with relays (receivers) RC-20U shall be installed, one for the Retail openings and one for the Wholesale openings as required. Each chime box should have a different chime tone. Receivers are required to have outlets approximately 2'-0" below finished ceiling. Transmitters are located above the doors and are battery operated.
- 17.1.2 Delivery Door Bell—Furnish and install a bell system ("Edward" #740 with #590 transformer) to be connected to a waterproof push button outside the rear delivery door ("Edward" #603). Bell will ring in both the retail and wholesale areas in locations specified on Drawings approximately 2' below ceiling.
- 17.1.3 Interior Buzzer—Furnish and install an Edwards Miniature Lungen Buzzer unit (15-1AB AC/DC) with Edwards 590-series Class 2 signaling transformer mounted as designated on Drawings with 120V duplex receptacle. Run two-strand low voltage buzzer wire from buzzer location to the front cash register area, coiling at least 25' extra above ceiling.
- 17.2 Telecommunications Wiring—Furnish and install material to pre-wire premises, and install necessary modular jacks for phone and data installations as shown on the Drawings. All wiring must be run to the point of demarcation. Final connections and telephones are provided by the PLCB. All wiring must be CAT-5E cable.
- 17.3 Fire Alarm System—If required by code, provide, install and maintain approved fire alarm system in compliance with local building codes and Fire Marshal. System to consist of smoke and heat detectors, horns, strobes and associated control panel. All devices should be ceiling hung. Insure that dedicated phone lines are installed for the monitoring of the central station.
- 17.4 Fire Suppression System
- 17.4.1 Sprinkler System—If required by code, provide, install and maintain an overhead wet-pipe sprinkler system for protection in all areas if required by code. Provide semi-recessed heads in the Retail area. System shall be in compliance with the PA Department of Labor & Industry, and all other authorities having jurisdiction.
- 17.4.2 Fire Extinguishers—Provide and install 10 lbs. ABC dry chemical type fire extinguishers as required by the local municipality. Mounting hooks are an acceptable method of installation. Locations should include, but are not necessarily limited to the Office area, and the Stockroom area. Locations in the Retail area shall be approved by the Construction Manager.
- 17.5 Sound System—Furnish and install one Atlas Sound AA35 70V powered mixer amplifier (35W, three-channel), one DST1 AM/FM stereo tuner by Bogen Communications, and three pairs of Speco Technologies Nexus Contractor Series 6.5" 70V metal back-can speakers (SP6NXCTUL). Locations of these components will be specified on Drawings. Furnish and install all necessary wiring between components. Speakers should be run out of the 70V output of the amplifier. The wattage setting in the high-voltage mode of use should be at 3.7W.

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