

Pennsylvania State Police
General Specifications &
Space Design Criteria

For the

STATE POLICE

SOUTH EAST

TRAINING CENTER



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SECTION A - GENERAL

1 - INTRODUCTION

The data compiled herein is designed to assist persons interested in offering for lease, facilities (new construction or existing structures) for use as a Pennsylvania State Police Station. This specification is not intended to restrict design, detail or ingenuity of the proposal.

The standards set forth reflect the experience of State Police Officials in this field and have been chosen to provide adequate accommodations.

The Pennsylvania State Police reserve the right to accept or reject any deviation from the specification if in their judgment the variation will / will not compromise the functional intent of the specifications. **All changes to the forgoing specifications and attached related drawings must obtain the approval of the Director, Facility Management Division, Pennsylvania State Police.**

2 - LOCATION

The purpose of this program is to establish the personnel, space and building performance requirements for the **Pennsylvania State Police SE TRAINING CENTER** to be located near **SKIPPACK**, Pennsylvania.

This material is based on a review and analysis of existing facilities, an evaluation of the functions and organizational relationships, and the objectives and requirements for the Department's programs in the Law Enforcement area.

3 - INTENT

It is the intent of the following standards to describe the total scope of the project. This description is not intended as a substitute for a complete design / construction document or to eliminate the developer or contractor's need for independent analysis of conditions or requirements. The Commonwealth specifically disclaims any unverified accuracy of this data.

LESSOR and LESSEE agree that specification changes necessary to effectively utilize a specific facility may be made, provided that the LESSOR and the LESSEE agree any such substitution, changes must be made in writing.

4 - PROFESSIONAL SERVICES

The selected LESSOR / DEVELOPER must have a Registered Architect prepare a complete set of drawings and documents for approval by the Department of Labor and Industry. The drawings contained in this proposal **shall only be used as a guide for space utilization and must not be used as a final set of construction drawings.** Prior to construction a complete set of drawings must be submitted to State Police, Facility Management Division, 1800 Elmerton Ave, Harrisburg, PA. 17110. It is intended that the LESSOR/ DEVELOPER will provide a completed structure with fully - developed interior fittings and features. At the completion of the project the LESSOR shall provide the Lessee with a complete AS-BUILT set of drawings in Auto CAD version 2006 or newer release on a CD and hard (paper) copy, drawn to a minimum 1/8" = 1'-0" scale with-in four (4) months of lease acceptance.

5 - SITE ADAPTATION

The adaptation of these requirements and specifications to a particular design and site or to a current structure is an architectural / engineering design issue which must be resolved at LESSOR's expense as part of the proposal.

The site should have good natural drainage and preferably have an elevation above the surrounding topography. The site should be large enough so that the building may have sufficient room around it to allow smooth traffic patterns and room for future expansion.

Accessibility to roads, where patrols will operate, and availability to the public, influence the location of State Police Stations. Generally, main highways are favored for actual locations, although a reasonable distance off such roads is permissible if a sign can be erected on the main road at the nearest point to the site. Stations near limited access highways should be located close to intersections to permit easy access to the station from both directions.

Adjoining buildings and immediate neighborhoods must be acceptable. The proximity of taverns, racetracks, junkyards and the like may be a major deterrent factor in the acceptability of a site. The Pennsylvania State Police will not consider use as a police station; proposals that offer shared space of any kind within the same building even though physical barriers may separate the spaces.

LESSOR is responsible for all costs related to changes that maybe required by the municipality, as a result of complaints from neighbors. (Example; exterior lighting complaints from neighbors)

6 - CONSTRUCTION COSTS

The Project must be assumed to include all labor, material and equipment. Labor, material and equipment not specifically shown or described but properly inferable from the documents as necessary for the finished project shall be performed and supplied by the LESSOR in accordance with the best recognized standards of the trade.

7 - PERMITS

LESSOR shall be responsible for obtaining all permits and approvals of any kind necessary for the proper and lawful execution of the work. This shall be done at the LESSOR'S own expense. Any alterations that a municipality or a government entity requires to be changed will be at the sole expense of the LESSOR.

8 - ALTERATIONS / UPGRADES

During the lease term, the Commonwealth must be offered the option to upgrade existing space from lower to higher use, or to make additional alterations and renovations to the facility. This offer must apply during the initial term of the lease, the option periods or subsequently negotiated extensions. It is understood that reimbursement will be made to the LESSOR by lease amendment as noted in the terms and conditions.

9 - ACCESS

The Commonwealth requires 7 - day a week, 24 - hour access and use of the premises and lease amenities as necessary.

10 - FUNCTIONAL ADJACENCIES

The proposed facility must normally contain floor space contiguously located in a single structure.

SECTION B - BUILDING REQUIREMENTS

1 - OFFICE SPACE & RELATIONSHIPS

This information shall be used in the layout for the facility, proposed or renovated. Various law enforcement functions require proper grouping to permit the station to operate in an efficient manner. These offices shall be grouped by function in the following: Communications, Crime, Patrol, Specialty Areas, Locker Rooms,

Lavatories, Storage, Utilities and Miscellaneous areas. The accompanying generic floor plan depicts these relationships.

2 - SUPPORT SPACES

Mechanical equipment spaces, LESSOR’s general storage, hallways shared with other tenants, elevators, stairways or fire towers, utility spaces and other service areas shall complete the building scheme but shall not be included as leased space for purposes of calculating square foot area leased.

3 - PARKING

Persons with disability (ies), visitor, executive, and staff parking, as well as an area for State vehicles must be included along with landscaping and other site amenities. The parking for visitors must be separated from the employee and state vehicle parking.

4 - RESTROOMS

Restrooms shall be provided within the leased space and sized in accordance with the Restroom Fixture Schedule within. The toilet fixture schedule specified below shall be calculated with an approximate percentage breakdown of men and women for each floor occupied by the agency, for each sex.

FIXTURE PER FLOOR		
Number of Men* / Women	Water Closets	Lavatories
1 - 15	3	1
16 - 35	4	2
36 - 55	5	3
56 - 60	6	3
61 - 80	6	4
81 - 90	7	4
91 - 110	8	5
111 - 125	9	6
126 - 150	10	**
Over 150	***	

* In Men’s facilities, urinals may be substituted for one - third of the water closet specified.

** Add one lavatory for each 40 additional employees over 125.

*** Add one water closet for each 40 additional employees over 150.

5 - EMERGENCY SERVICES

Emergency services for elevators, plumbing, heating, ventilation and air conditioning, electrical systems, security systems and building structures are to be provided on a four (4) hour call at request of LESSEE. Names of appropriate contracted personnel and optional personnel for these services are to be provided to LESSEE by LESSOR prior to occupancy and are to be kept current during the term of this lease.

6 - LOCKING SYSTEM

The Commonwealth may request and receive a new locking system and / or associated hardware after a break - in or a series of thefts or other similar, unusual occurrences.

SECTION C - MATERIALS AND ARCHITECTURAL DETAILS

1 - OFFICE FACILITIES

The generic floor plan is attached to show the relationship of various functions with-in the proposed facility. The generic floor plan includes a **Room Finish Schedule** that includes the room

designations, room finishes and the proposed square footage for each area.

State Police Stations are classified as either a small, medium, larger or extra- large station. This facility is designated as a **MEDIUM** Facility. Various requirements change based upon this size designation and are noted in other portions of the specifications.

2 - GENERAL CONSTRUCTIONS SPECIFICATIONS

2.1 GENERAL:

Construction material easily and economically obtained at the building site should be given first choice when available without sacrifice to quality. The material and finishes listed are recommended for their economy, their low maintenance requirement and their pleasing appearance. In general, the construction of the project facility shall be asbestos free. Materials or components used containing asbestos must be identified by product, material, and manufacturer and percent of asbestos contained by component.

2.2 FLOORS:

- 2.2.1 All footers shall be of plain cement concrete, and shall be pre - engineered for reinforcement. Concrete mix shall be minimum 1:3:5 ratio.
- 2.2.2 Foundation wall shall be constructed of concrete masonry units (blocks) with horizontal joint reinforcement every other course or poured reinforced plain cement concrete.
- 2.2.3 The main floor shall be slab on grade construction, min. 4" thick over a min. 6" stone base complete with vapor barrier and perimeter insulation. In buildings that have a second floor it shall be constructed as an engineered reinforced concrete structure capable of supporting a 100 pound per square foot live load. Insulation between floors shall be an R -value of 22 (min.)
- 2.2.4 Install unglazed Porcelain Tile (18" or 12" square) including a porcelain tile cove base. Rooms designated to be Rubber flooring as defined in the flooring Section (3.2), shall have a 4" rubber cove base. Rubber cove base will need installed in all other areas not identified above. Refer to the finished room schedule found in the proposed construction drawings for the floor finishes by room / area. The flooring material must be placed upon a finished surface that meets all the requirements of the flooring manufacturer. The entire application must be warranted from defects. Following the installation of the furniture and employee relocation a final touch up of the floors will be required to be provided by the Lessor. **VCT is not an acceptable flooring material.**
- 2.2.5 Evidence Room, Evidence Receiving Area and Bulk Evidence shall have two (2) coats of Epoxy with anti-skid surface. The LESSOR shall install rubber flooring on the wooden surface used to complete the installation of the high density movable shelving.
- 2.2.6 Deleted

2.3 WALLS:

Consideration shall be given to several factors in determining the proper wall construction and finishes, which are:

- Durability (effect of heavy wear)
- Minimum Maintenance
- Sound Absorption
- Initial Cost
- Ease of Cleaning
- Effect of Water
- Fire Resistance

2.3.1 EXTERIOR WALLS:

- 2.3.1.1 The exterior of the building will be faced with a brick veneer or split face block of the LESSOR's choice.
- 2.3.1.2 The exterior of the building will be constructed of either 8" CMU with solid core front, Lobby, and Public Restroom or 4" brick veneer or split face block, 2"x 6" wood or metal stud framing, 16" o.c., 5-1/2" high density fiberglass insulation, 1" polyurethane board except corners where 1/2" oriented strand board and 1/2" polyurethane board shall be used. (minimum R-22 insulation value)
- 2.3.1.3 In a multi-story facility the distance from finished floor to finished floor shall be approx. 12'. In a single story facility the distance between the finished floor and the bottom of the roof trusses shall be 10' constructed with (10) foot studding, approximately two (2) feet is required between the suspended ceiling and the bottom of the roof trusses. Allowing space for HVAC equipment and cable management.

2.3.2 INTERIOR WALLS:

- 2.3.2.1 Many interior walls other than masonry walls shall be framed using 2" x 4" wood or metal framing members, 16" OC. Several areas require framed walls to be 6" thick, including walls with plumbing fixtures, the wall in the Communications Room for EMDF & CMDF panels and the Phone/Server Room. (also refer to the generic floor plan)
- 2.3.2.2 The wall separating the Lobby and Public Restroom from the remainder of the secure portion of the station shall be constructed of 8" solid concrete masonry units faced with split face block or brick veneer, extending to the roof. The brick or split face block shall face the Lobby side. The Public Restroom may have a studded wall at plumbing fixtures for plumbing runs adjacent to the block wall in place of the brick. The wall between the Lobby and the Communications Room shall have a writing counter and documents pass space, with bullet resistant glazing between the two rooms. (refer to detail plan sheet)
- 2.3.2.3 The following rooms shall be constructed to have a finished wall surface of Fiberglass Reinforced Panels (FRP), example; Kemply with Surfseal finish mounted on 5/8" thick plywood. The rooms include the, Processing Room, Restroom near the Processing Room, Public Restroom, Men's Restroom, Women's Restroom, the lower portion of the Fitness Room walls. The Patrol Office and Crime Office will have restraining benches next to the walls that will need to be protected, install the Fiberglass Reinforced Panel material behind the restraint bench and walls adjacent to the security benches, floor to ceiling extending at least four (4) feet beyond the 6'-0" long security benches. The Kemply with Surfseal material is manufactured by Kemlite Company, Joliet Ill. Phone 1-800-435-0080 or equal product. Masonry walls that are beside or behind the restraint benches require an epoxy finish and do not require FRP.
- 2.3.2.4 Walls of the Evidence Room, and Evidence Receiving Area shall be **8" solid masonry units** with an epoxy finish. Walls shall be extended above the ceiling line to the underside of the roof deck or the floor deck above to prevent intrusion.
- 2.3.2.5 All other non masonry walls shall be gypsum wallboard and finished with a two (2) coat epoxy application in areas noted on the Room Finish Schedule of the generic floor plan. Reapplication of epoxy to cover the marked or scuffed areas must be performed every 5 years. During the lease the LESSOR will be responsible for all costs to have furniture moved and protected where repainting is performed.
- 2.3.2.6 All interior walls shall be cavity filled with insulation as a barrier against sound transmission. Six (6) inch thick stud walls require additional insulation to reduce sound transmissions example; server room, polygraph rooms.
- 2.3.2.7 Chair rails shall be installed in all offices and areas where desks and chairs are planned including General Offices, Patrol and Crime Unit Offices, Kitchen, & Lobby.
- 2.3.2.8 Site screens and toilet compartments shall be as manufactured as described in

Section 3.4.

- 2.3.2.9 Closets in individual offices shall be equipped with one (1) shelf, one (1) clothing rod and shall be lockable. (Note: Arms or Weapons Closet and Janitorial Closet are listed in Section D)
- 2.3.2.10 Deleted.
- 2.3.2.11 The Corridors need to be constructed of concrete masonry walls at least 6" thick with an epoxy finish. The opposite side of the block wall in the office space or areas shall also have an epoxy finish. The Storage Room may be masonry or framed as required by code. The transition where masonry and drywall construction meet must have a clean appearance using an acceptable method used in construction. example; J-bead or trim.
- 2.3.2.12 The Sallyport must be constructed of masonry walls finished with epoxy, The space must meet all applicable codes pertaining to vehicle storage within this portion of the building.
- 2.3.2.13 The Phone / Server Room must have 3/4" Grade "A" plywood walls for mounting phone equipment. The wall designated to receive the phone equipment is to be painted black. The other walls of this room may be painted with a light color. The mechanical room may require a portion of the walls to be 3/4" Grade "A" plywood. (Exact location of phone equipment to be determined at the Pre-Construction meeting)
- 2.3.2.14 Install corner guards on walls where potential damage will occur.
- 2.3.2.15 The Arms closet (weapons storage) walls shall be constructed of 6" solid masonry block with epoxy finish. An acceptable alternative is standard framing with drywall that is reinforced with extruded steel mesh panels mounted behind the drywall with security fasteners.

2.4 CEILINGS:

- 2.4.1 Shall be typically a fire rated suspended acoustical system with 2'-0" x 4'-0" acoustic fissured lay - in panels and shall comply with Section 3.8
- 2.4.2 Restrooms, Locker Rooms, Storage Rooms, and Closets may have optional 5/8" drywall ceiling and painted. (See ROOM FINISH SCHEDULE).
- 2.4.3 The space above all ceilings shall receive insulation, an R - value of at least 38. Two (2) layers of type X, GWB shall be installed on the underside of the roof trusses to allow insulation to be place above. An R - value of 22 is required between floors. Facilities along or north of Interstate Route 80 require ceilings to be a 49 R value.
- 2.4.4 Interview Rooms – Install insulation above the ceiling tile to prevent sound transmission from being over heard in neighboring offices.
- 2.4.5 Typical finished floor to suspended ceiling height shall be minimum 8'-0", a space of approximately two (2) feet is required between the ceiling to the bottom of the roof trusses, except the Evidence Room, Evidence Receiving Area, Fitness Area, Storage Room and the Sallyport may have higher ceilings.
- 2.4.5 The Arm's Closet and the Evidence Room ceiling (including Evidence Receiving and closets with in the Evidence Room shall be constructed by one of the following methods.
 - (a) Attach two (2) layers of 3/8" plywood installed in perpendicular directions, nailed and glued, over the plywood shall be a 5/8" thick layer of dry wall which will receive a painted finish.
 - (b) Construct a 4" thick (min.) Reinforced concrete ceiling and finished similarly to above method with 5/8"thick drywall and painted.

2.5 WINDOWS AND DOORS:

- 2.5.1 Windows shall be thermopane, Low E glass windows (keeps heat out in summer and allows heat to pass through in winter). Facilities with a single floor must have windows approximately 4'-0" wide X 2'-0"high. Two story buildings shall have the 4'-0" w x 2'-0" h windows on the first floor, larger windows are permitted on the second floor providing the first floor is fully exposed

and the exterior grade remains constant. All window units shall be inoperable.

- 2.5.2 Windows shall be placed / spaced per design specifications. First floor windows shall be a minimum of 6'-0" from bottom of sill to grade on exterior. If necessary, the floor elevation shall be raised above grade to accommodate window elevations. There will be no windows in first floor spaces other than those depicted on the accompanying drawings.
- 2.5.3 Install **vertical blinds** as manufactured by Levelor or United Blind Co., or equal product in all exterior windows.
- 2.5.4 Install in the masonry wall between the Lobby and the Communications Room / Reception Area a bullet resistant window unit, with a writing counter on each side of the window finished with Stainless Steel.
- 2.5.4.1 The reception window shall be 6'-0" in length and 3'-8" min. in height and be a Level 5 (Five) Bullet resistant glass with the capability to withstand scattered shots from an AK-47 \ AR-15 also revolvers or pistol of superlative power such as the .44 magnum developing 1470 feet per second velocity and 1150 foot - lbs. Energy at the muzzle, using a 240 grain lead bullet.
Provide and install an Level 3 (Three) pass tray beneath the Bullet Resistant Window. as manufactured by, (Insulgard Security Products, 1291 Rickett Road, Brighton, MI 48116 (1-800-624-6315) or equal product. The unit descried is listed by Underwriters Laboratories Inc. No Voice transmission system will be used. A phone will be installed to communicate with guests in the lobby. The base of the pass tray will be armored with bullet resistant material matching resistance level of window. The manufacturer of the transaction window unit listed will provide; a custom counter as shown on the communications window detail. This feature must be requested when placing the order, information is located on the detail sheet.
- 2.5.4.2 The reception counter height shall comply with ADA guidelines from finished floor to top of counter and be 6'-0" in length and 3'-0" in width. Sufficient shelving shall be installed under the counter on the Communications Room side of the window. Shelving shall have all exposed edges finished smooth and edges rounded.
- 2.5.5 All Exterior doors, with the exception of the mechanical room door, shall be a level 5 (Five) bullet resistant door system with a 4X36" light on the door opening side. Arms Closet for the stations weapons shall be 16 Ga. galvanized coated insulated steel doors and frames with painted finishes. The exception shall be the Public entrance door, which shall be a store front type aluminum and glass door with matching frame with anodized finish. Exterior doors shall be 3'-0" or 3'-6" wide refer to the drawing for door sizes. The doors must be in compliance with the Americans with Disabilities Act.(See Section 3.6 for additional information) The doors and hardware receive heavy usage including abuse. All maintenance and repairs are the LESSOR'S responsibility.
- 2.5.5.1 The exterior vestibule door(s) at the employee entrance(s) shall be a level 5 (Five) bullet resistant door system with a 4X36" light on the door opening side ^A
Access Control Product as manufactured by Sargent or equal product. The equipment for each employee entrance shall include a Push Button / Proximity Lock model 10-8278 PKL, 500 user keypad lock including a key override. The device must comply with the American with Disabilities Act, be weather resistant and designated for high frequency use, compatible with panic hardware (Sargent single panic hardware PR 8877 x ETL, finish 32 D. Each unit must include all necessary items to make a complete application that is fully functional prior to occupancy by the Lessee. Items may be purchased from the following supplier A.G. Mauro Company, Harrisburg Pa. 717-938-4671, extension 134.
- 2.5.5.2 Interior vestibule door(s) shall be equipped with appropriate panic hardware. The exterior door at the employee entrance(s) shall have a 4"x36" lite of glass on the opening side.
- 2.5.5.3 The public entrance door (entry into the lobby from the exterior). a level 5 (Five) bullet resistant door system with a 4X36" light on the door opening side The door must be able to be locked and opened from the communications room at the radio

consoles (2 sites minimum). An intercom must be present on the exterior of the lobby to permit a visitor to communicate with the personnel in the communications room. The locking device needs provided to allow a victim to access the lobby being pursued.

- 2.5.7 The security door (no windows in the door) between the Lobby and Corridor shall be a 3'-0" flush, level 5 bullet resistant door system controlled by an electric strike. The electric strike shall be operable from the interior of the Communications Room / Reception Area at two (2) locations, one at the communications console and one at the bullet resistant window. This door requires a closure and panic hardware on the Corridor side of the door.
- 2.5.8 Most interior doors shall be 3'-0" flush, 18 Ga. galvanized coated insulated steel doors in metal frames. Evidence Room doors from the hallway plus an access route from the exterior of the building into the evidence room shall have 42" wide doors. Corridor doors must be C label doors or as required by code.(see section 3.5)
- 2.5.8.1 Interior doors shall have a minimum of 1-1/2 pair of hinges (3 hinges) per door. Exterior doors shall have a continuous hinge.
- 2.5.8.2 Install surface mounted door closures as manufactured by Sargents, LCN or approved equal on restroom (lavatory) doors, locker room doors, exterior and vestibule doors, door between the lobby and the hallway, and storage room doors. The corridors doors (where required by code) will need closures. Install kick plates on the stop side of doors.
- 2.5.11 The LESSOR is responsible for all cost related to maintaining doors, hardware and locking systems in an operating condition. The LESSOR shall install commercial grade heavy duty closures and over swing spring / chain on the exterior doors to prevent damage during high winds, All costs for repairs / replacement will be at the LESSOR'S expense.
- 2.5.12 Doors from the Mechanical Room providing access into the secure portion of the station must be controlled by a lock. The exterior door to the Mechanical Room must also be able to be locked.

2.6 HARDWARE:

All hardware for windows and doors, interior and exterior shall be rustproof and hard wearing. Door hardware shall be in compliance with ADA requirements, and installed as previously specified. All doors interior and exterior will be lockable (with the exception as noted in Section 2.5.10). Floor or wall mounted door stops shall be installed on all doors. All exterior doors must latch and must be able to be locked with a key in case selected operating device fails.

The Evidence Room and the Evidence Receiving Room require specialized locking. **These doors must be secured with a UL 437 listed keyed lock set**

The Arms Closet (Weapons Storage) is required to be **secured with a UL 437 listed keyed lock set.**

2.7 ROOF:

- 2.7.1 Roof framing shall typically consist of metal or wood truss, 24" on center with minimum 3/4" CDX plywood roof sheeting, designed to prevent ice damming and excessive snow load based upon the geographic region.
- 2.7.2 Weatherproofing shall be of 15 lb. felt paper, 240 lb. asphalt or fiberglass shingles with a Live load of 45 lbs. per square foot for inclined roofs. Flat roofs shall have a live load of 45 lbs. and be constructed of rubber roofing using a fully adhered system.
- 2.7.3 Soffit and fascia shall be aluminum on the roof overhang. An overhang of 2'-0" is required when inclined roofing is used. The building entrances are required to have a roof extension to cover the door in a fully opened position. (See drawing)
- 2.7.4 Install rainwater gutters and downspouts or rain water conductors to direct water away from the building or into storm sewage system. Provide exterior water proof receptacles and heat strips for down spouts and gutters to prevent ice buildup

2.8 RENOVATION REQUIREMENTS:

EXISTING FACILITIES MUST HAVE ALL NEW FINISHES, FIXTURES AND APPLIANCES INSTALLED DURING A RENOVATION. THIS IS REQUIRED FOR ACCEPTANCE OF A NEW LEASE. Examples include but are not limited to new ceilings, wall finishes, flooring, lighting fixtures, cabinets, doors, trim etc. A renovation must include all items identified in the specifications.

3 FINISHES & MISCELLANEOUS MATERIALS

All building materials, systems, components, products and assembly techniques and methods shall adhere to the Lessee's goal of sustainable design and high performance green architecture. The Lessor and design team shall institute a program of construction waste management and recycling that will minimize construction and furnishings waste material going to landfills. All construction material finishes and accessories shall be environmentally responsible and appropriate for use in spaces that are designed for maximum occupant performance. These items shall emphasize low embodied energy, sustainable production, high post consumer material content, be free of deleterious chemicals and compounds, and shall be manufactured and available locally whenever possible.

3.1 FLOORING

- 3.2.1 Flooring shall be installed in areas as specified in the **ROOM FINISHED SCHEDULE** found on the generic floor plan.
- 3.2.2 **Unglazed Porcelain Tile** – shall be Commercial Grade, Unglazed Porcelain, 5/16" overall thickness 12" x 12" field tile. The flooring choice as manufactured by American Olean, Conshohocken, PA., Telephone number (610) 825-2310 or equal product of another manufacturer. Color to be determined prior to construction.
- 3.2.3 **Grout Joints** – shall be 3/16", as manufactured by LATICRETE International, Inc, Bethany CT. Telephone number (203) 393-0010, or equal product of another manufacturer. Flooring shall be installed in a workman like manner in strict accordance with the manufacturer's approved installation instructions, install reducer strips at exposed areas. The Lessor shall follow the manufacturer's requirements regarding sealing tile and grout joints. Color to be determined prior to construction.
- 3.2.4 **Rubber Flooring** - Shall be resilient rubber seamless flooring (0.14 inches) overall thickness, approximately 46% rubber content. Norament® 925 grano, Article 1880 flooring shall be the flooring of choice as manufactured by Freudenberg Building Systems, Inc. or equal product of another manufacturer. Flooring shall be installed in a workmanlike manner in strict accordance with manufacturer's approved installation instructions using the appropriate recommended 100% solvent free adhesive. Rout and heat weld all seams. Install reducer strips at exposed areas. In wash down areas, all seams between sanitary base and flooring shall be cold welded together, in accordance with manufacturer's recommendations. The LESSOR must perform the final preparation of the floors for use following the flooring manufacturer's requirements, which may include but are not limited to stripping, neutralizing, rinsing, buffing and mopping. The LESSOR must provide Officer-In-Charge and the contracted janitorial service with the manufacturer's maintenance requirements. **Vinyl Composition Tile (VCT) is not acceptable.**

The Lessor must supply descriptive data on any flooring material that is proposed as a substitute for the material specified.

- 3.2.2 **The Fitness Room** shall have a Rubber Roll Sports floor. Non-laminated polymerically bound recycled rubber mixed with EPDM granules or pigmented SBR rubber. Colored rubber particles are homogeneously mixed throughout entire roll. Minimum of 9mm rubber base, 2 mm urethane finish adhered to sub-floor with manufacturer's recommended adhesive and covered with four coat polyurethane colored finish system. Installation according to

manufacturer's recommendations. As supplied by Dodge-Regupol, Inc, Lancaster PA. 717-295-3400 or Leisure Fitness, Newark Del. 303-266-0666 or equal product, minimum thickness 1/8", the color to be determined by the station commander.

3.2.3 The following offices shall have commercial grade carpet tiles installed Officer in Charge, Clerk / file room & Crime Supervisor. The lessor will need to replace worn or damaged tiles with matching material during the lease.

3.3 INSULATION

The Lessor shall require that all insulation provided for the construction must contain the minimum percentage of post consumer paper or recovered material as shown below for the applicable product:

MATERIAL TYPE	PERCENTAGE BY WEIGHT
Cellulose Loose-fill and spray on paper	75% postconsumer
Perlite composite board paper	23% postconsumer
Plastic rigid foam, polyisocyanurate/polyurethane	
Rigid Foam	9% postconsumer or recovered material
Foam-in-place	5% postconsumer or recovered material
Glass ridge foam	6% postconsumer or recovered material
Phenolic ridge foam	5% postconsumer or recovered material
Rock Wool	75% postconsumer or recovered material

The Lessor shall require the contractor to provide the Lessor with documentary evidence that insulation provided for the renovations was produced with the required minimum percentage of post consumer paper or recovered material as appropriate.

3.4 RESTROOM PARTITIONS

Toilet/urinals partitions installed in restrooms shall be manufactured using a minimum of 50% recycled High Density Polyethylene plastic coloring and flame retardant agents that are both recycled and recyclable such Perma-Poly panel boards manufactured by EcoTec Toilet Partitions, a Division of N.E.W. Plastic Corporation, Luxemburg, WI, Stainless Steel or Lessee approved equal. Hardware and installation shall be in accordance with the manufacturer's recommendations. Color selection to be approved by Lessee.

3.5 INTERIOR DOORS

The interior doors shall consist of 36" and several 42" wide metal doors refer to the space utilization plan. They shall be finished using nontoxic, water based urethanes or similar environmentally sensitive products, as required by their functions and location. Doors shall be provided with hardware, conformed to the requirements of the Penna. Department of Labor and Industry and all other applicable codes, stops and master keyed locks as indicated by the Lessee.

3.6 EXTERIOR DOORS

All exterior doors and frames shall be level 5 bullet resisting door systems. The main entrance door which shall be a store front type with a remote electric lockable unit installed. The interior front door must be a level 5 Bullet resistant door system and lock when activated. All hardware shall conform to the requirements of the Penna. Department of Labor and Industry and all other applicable codes. See Section 2.5 & 2.6 for additional information.

3.7 FIRE EXIT DOORS INTO FIRE TOWERS

Exit doors into stair wells or fire towers shall be the labeled doors as required by the Penna. Department of Labor and all other applicable codes.

3.8 CEILINGS

All ceilings designated to be acoustical tile shall be acoustical tile suspended by an intermediate duty suspension grid system. Acoustical tile and grid system for ceilings shall be selected to reduce energy costs and provide sustainable design. Acoustical products shall have a Class-A fire resistance per ASTM E 1264 and a flame spread of 0-25 per ASTM E 84 and must have a minimum of 50% post consumer recycled content. Ceiling tiles shall have an 89% minimum light reflectance with a minimum of 35 in compliance with ASTM E 1414, such as the Ultima Hi-LR series as manufactured by Armstrong World Industries, Inc or Lessee approved equal. Ceilings in the locker rooms or area where showers are located are to be moisture resistant. Ceilings in the telecommunications / data room(s) must be acoustical tile on a suspension grid system.

3.9 PAINTS, STAINS AND VARNISHES

Portions of the building to receive drywall designated to be painted shall receive finishes prior to occupancy. Walls shall be prepared and painted with semi-gloss/Satin latex paint of LESSEE approved color. Paint shall be a solvent-free, water-based, and non VOC emitting paint. Preparation and application shall be completed in accordance with manufacturer's recommendations.

Paint for such items as window frames, steel doors etc., shall have a minimum of two coats of paint unless stipulated otherwise. Paint for general interior and exterior applications shall be a water-based, zero- or low- VOC latex paint and primer. Water-based paints shall not be formulated with aromatic hydrocarbons, formaldehyde, halogenated solvents, mercury or mercury compounds, or tinted with pigments lead, cadmium, chromium VI, antimony and their oxides.

If solvent-based paints are required for exterior use, the VOC levels shall not exceed 250 grams/liter. Solvent-based paints shall not be formulated with more than 1% aromatic hydrocarbons by weight.

The use of water-based stains and transparent finishes for the use of wood finishes shall be provided with less than 200 grams/liter for stain and 250 gram/liter for transparent finishes.

Immediately after occupancy, Lessor will refinish marred walls during weekends or holidays. If occupancy already occurs, painting must be done on weekends or holidays. Color selection to be approved by the Lessee.

3.10 SEALANTS, ADHESIVES AND COMPOUNDS

All sealants, adhesives and compounds products used in this product shall be non-toxic, low odor and solvent free and shall be anti-microbial with hazardous vapors and contain no carcinogenic materials.

SECTION D - STORAGE FACILITIES

1 - SUPPLY STORAGE

A central storage room shall be provided consisting of, free standing industrial grade metal shelving, provided by the LESSOR. The room is to be used for the storage of automotive equipment and supplies, office supplies, forms, publication storage, and storage of assorted bulk items, i.e. road flares.

Section D-5; Exterior Storage Building will be used to store items that are not affected by temperature and humidity changes such as tires and other equipment. The LESSOR must provide shelving and tire racks as manufactured by Lyon or an equal product.

2 - WEAPONS STORAGE (ARMS CLOSET)

A lockable storage facility shall be provided near the Patrol Corporal's area as a repository for weapons and ammunition storage. The room shall provide shelving, gun racks and hangers for rifles, shot guns, flare guns, hand guns, as well as compartments for riot shields and miscellaneous equipment as manufactured by Datum Storage Solutions, 89 Church Rd PO Box 355 Emigsville Pa 17318, 800-828-8018 or equal products. Additional provisions shall be determined by the LESSEE.

A gun cleaning counter approx. 5' in length is required with in the arms closet as made by Datum Storage Solutions. Part Number WS-AB-6072-SS OR EQUAL.

A commercial grade exhaust fan vented to the exterior of the building controlled by a timer switch inside the arms closet is required.

Install two (2) quad electrical outlets near the riot shield storage area for recharging purposes.

Refer to the wall, door and ceiling sections for room construction.

4 - JANITORIAL CLOSET

A Janitorial Closet shall contain a Utility Sink as well as shelving and racks for cleaning equipment to meet the needs of the facility.

6 - RADAR KIT STORAGE

The space utilization plans show an area offset in the hallway near the patrol office for the storage of radar kits. Shelving shall be constructed several levels high to accommodate the various sized radar kits. The tallest kits are 20" high, and the longest kits are 23" long. The shelving shall be covered with a material resistant to gouging or marking. Metal trim strips on the edges shall be provided to preserve a like new appearance.

7- HIGH DENSITY FILE STORAGE

The LESSOR is required to provide and install High Density File Storage at the facilities where the **generic floor plan indicates this type of filing is needed**. The amount of high density filing shall accommodate the existing filling needs and future expansion. Where a built up floor is needed surrounding the high density filing it is required to have a finished floor surface to match the remainder of the room. StorageTek or equal product of Hummelstown PA (717-566-7158) is a supplier and maybe contacted by the LESSOR.

SECTION E - SPECIAL FACILITIES

1 - LOCKER ROOMS / EMPLOYEE RESTROOMS

The LESSOR shall provide and install lockers with doors the lockers must comply with the standard PSP configuration, must be metal and of welded design. Refer to the generic floor plan for the number of lockers in each locker room. The **Quantity Summary** SECTION "N" at the end of the specification lists the total number of lockers required. Each locker shall be 36" wide x 24" deep x 84" high. The lockers shall extend from the floor to ceiling. Lockers shall have a base that raises the locker several inches off the floor, to create a kick plate the exterior of the base shall be covered with cove base. (Concrete base is not acceptable). Each locker must have a lower compartment for the storage of a riot gear duffle bag and boots, it must be constructed to support the weight of at least 35 lbs. This compartment must be open with no door to allow easy access to this portion of the locker in an emergency. A detail of the locker appears on the detail sheet. A supplier of metal lockers is Datum Storage Solutions, 89 Church Rd PO Box 355 Emigsville Pa 17318, 800-828-8018 or equal

products, the size is 36" w x 86" h approx. x 24" d.

The remainder of the locker shall be lockable. The Officer-In-Charge shall choose the type of locking mechanism of each locker in the locker rooms.

1. Each locker must provide hardware to permit a combination lock to be used to secure the locker.
2. The locker shall contain a lock, keys shall be provided for the lockers as well as two master keys to open all lockers.

Each locker shall contain a clothing rod, at least a shelf at the top of the locker for hat storage and coat hooks. (Reference detail sheet)

Locker rooms shall be supplied with benches that are mounted to the floor.

Shower stalls are to be installed as shown on the drawing, one shower per locker room must comply with American with Disabilities Act. Showers shall have controls and shower heads. Shower curtains must be installed at each shower. Moisture resistant drywall is required in the rooms where showers are located. Appropriate ventilation must be provided to remove excessive moisture and humidity. The ventilation system shall be automatically operated by a humidistat with manual override.

The restroom area shall be incorporated in or next to the locker room facilities. A full-length mirror shall be provided in each employee restroom / locker room. Mirrors are also required at each restroom sink. Suitable counter area or a metal shelf is needed at each sink. It is acceptable to use a shelf / mirror combination unit at each sink.

Electrical outlets for personal grooming are needed in the vicinity of the mirrors with ground fault protection. Individual lights need installed above the mirrors at each sink in addition to standard ceiling lighting.

The LESSOR must install all soap dispensers, paper towel dispensers and toilet tissue dispensers that will accept the State Police supplied paper goods.

Briefcase Racks - are generally located in or nearby the locker rooms, the briefcase racks/shelving shall be of sufficient size to provide each trooper with space for a briefcase, the total number of briefcases being accommodated shall match the number of lockers per locker room. Allow 16" width x 18" height per briefcase, racks/shelving may permit several briefcases per shelf as opposed to individual cubical. The shelf of each briefcase rack that supports the weight shall be finished with carpet and metal trim on the edges. The racks / shelving shall be of sufficient strength to support the weight being held. Refer to the generic floor plan for location.

8. – INDOOR RANGE

EXTERIOR WALLS:

- 8.1.1.1 The exterior of the building will be faced with a brick veneer or split face block of the LESSOR's choice.
- 8.1.1.2 The exterior of the building will be constructed of 8" CMU with solid core front and Lobby. 4" brick veneer or split face block, Offices and classrooms shall be 2"x 6" wood or metal stud framing, 16" o.c., 5-1/2" high density fiberglass insulation, 1" polyurethane board except corners where 1/2" oriented strand board and 1/2" polyurethane board shall be used. (minimum R-22 insulation value). The range roof will be designed by a qualified Architect as to hold the weight of the range system metal plating.

- 8.1.1.3 Flooring shall be installed in areas as specified in the **ROOM FINISHED SCHEDULE** found on the generic floor plan. The main floor of the range will be sealed concrete Line striped and numbered for each shooting lane. Offices and any area used for instruction will be unglazed porcelain tile.

Range System Shall be by Lessee

SECTION F – VEHICLE & SITE FACILITIES

1 - PARKING

On - site private parking is required and shall be located adjacent to the facility. Lighting in the parking area shall be dusk to dawn and shall be automatically controlled. All parking areas shall be paved and striped for parking. All parking spaces shall be marked as designated by LESSEE. Parking spaces shall be a minimum 10'-0" wide and 20'-0" long, handicap provisions will apply to spaces so designated. The parking area shall not exceed a slope ratio greater than 1:20 in any direction. Apply painted 4" wide white lines using traffic paint conforming to the Federal Specifications TT-P-115, Class "A". A one (1) coat application will be acceptable if good cover is achieved. All macadam line painting shall be repainted at least every two-(2) years.

Driveways with two-way traffic must be twenty-four (24) feet wide, driveways for one way traffic must be at least fifteen (15) feet wide. The Sally Port entrance requires a driveway access. Driveways and parking areas shall have galvanized metal guide rails (as required by PENN DOT) installed where sudden changes of elevation cause hazardous conditions. Guide railing at the main entrance to the parking area should be 28' between guide rails unless restricted by Penn Dot.

A grass area at least 75' in diameter clear of trees and obstructions is required on the site, as well as an area to approach and depart the clear area from the air.

Sidewalks must be provided to **all** building entrances from the macadam parking area, including the mechanical room entrance.

Install a concrete pad for a dumpster adjacent to the driveway.

Perimeter of the parking areas and building require pole mounted lighting further defined in the Security Section H, Item 2.

Existing Construction: requires all damaged existing macadam to be repaired with full depth patching. The entire existing macadam surfaces shall be leveled to provide proper drainage and an overlay applied.

2 - IMPOUNDED VEHICLES

- 2.1 Construct a paved vehicle impound area with two macadam access routes leading to the impound. The size of the impound lot varies per station based upon the needs. The minimum size is for 8 spaces up to 16 spaces. Refer to the **Quantity Summary**, SECTION "N" at the end of the general specifications and the proposed site plan for additional information.
- 2.2 Construct a chain link fence, surrounding a paved impound area. The fence shall consist of a 9 gauge, 2" woven wire mesh with upper and lower rails to securely fasten the fence fabric or at minimum an upper rail and a lower tension wire. The chain link portion must be 8'-0" high with three (3) strands of barb-wire at the top angled out at 45 degrees from the perpendicular. The bottom of the fence fabric must extend to within a maximum of 2" of the ground. Post spacing shall not exceed 10'-0" O.C., concrete footings and pipe sizes for line, gate and corner posts shall be determined by the manufacturer.
- 2.3 Install two (2) entrance gates each approx. 20' wide to secure each entrance. Install either a single gate that operates parallel to the fence or a double swinging gate at each entrance.

The gates must have hardware to provide a point to secure the gates with an industrial grade pad lock (this is not the standard drop post and bracket that keeps the gates from swing out). Hardware should provide a protective hood to prevent the shank of the lock from being cut thus it will eliminate the need to use a chain to secure the gates.

- 2.4 The facility will require a second fenced in area required to surround generator & propane tanks. It may also surround a radio tower if required at the station. For additional information refer to Section J-3 Telecommunications and Pa. State Police Communications Specifications.

3 – PARKING (VARIES BASED UPON FACILITY)

- 3.1 The State Police require Visitor Parking to be separated from employee and state vehicle parking refer to the generic site plan. Visitor parking must be easily accessible to the main entrance.
- 3.2 Vehicle spaces for use by persons with disabilities must be provided including van accessible spaces to accommodate side lift vans. An ADA parking space will be needed near an employee entrance. (The number of spaces for persons with disabilities will vary based on total spaces)
- 3.3 Vehicle impound spaces are included in the total number of parking spaces required for the facility.
- 3.4 Refer to the **QUANTITY SUMMARY**, SECTION “N” at the end of the General Building Specifications for the break down of parking space needs. The municipality may require additional parking spaces.

4 – EXTERIOR LIGHT POLES

- 4.1 The light poles in the parking area or next to the parking lot shall be placed on a concrete base that will extend 36” above the macadam to prevent damage to the lights.
- 4.2 Provide the required foot candle of lighting in the parking area and impound lot as noted in the lighting requirements. Reductions in exterior lighting will only apply where the municipality requires a reduced foot candle value. The LESSOR is responsible to install shields or barriers in the direction of neighboring property owners to prevent complaints of excessive light spilling onto their properties. Costs to make corrections deemed necessary by a municipality will be the LESSOR’S responsibility.

5 - SIGNAGE

The Pennsylvania State Police will provide an identification sign for the specific facility. The LESSOR shall install the sign in front of the building to permit the public to observe the sign. The sign will require supports constructed of either brick, split face block, stone or the like. It will need secured to prevent the sign from movement during high winds. Provide automatic illumination of the sign. (A photo of the sign is provided at the end of the specification the size of the sign is 4'-0" wide by 4'-0" high.)

The LESSOR must provide and install all interior office and area signage, braille must be included on each sign to be ADA compliant.

All Exterior signage relating to Americans with Disabilities (ADA) must be provided by the LESSOR. Parking spaces require a sign placed in front of each space complying with ADA. A van accessible sign must be displayed at the space(s) meeting this requirement. Separate signs at each ADA space shall state “Violators Subject To Fine and Towing. Minimum Fine \$50, Maximum Fine \$200”. Building entrances that are accessible must be identified.

Other exterior directional, parking, vehicle identification signs will be provided by the Commonwealth, however the LESSOR will be responsible to provide and install posts and secure the signs on the posts.

Provide and install a mailbox, with address numbering for the station where rural postal delivery is required.

SECTION G - DESIGN REQUIREMENTS

1 - DESIGN REQUIREMENTS

The following general design requirements shall apply to the design of all areas unless specific exception is noted for the item in question in the proposed Facility Plans, or where specifically exempted by prevailing law or superseding regulation. NO GRAND FATHERING OF ANY LAWS, CODES OR STANDARDS WILL BE ALLOWED.

2 - CODES AND STANDARDS

Act No. 166 of the 1988 Pa. Legislature (or later revisions) regarding persons with disability (ies). Applicable sections of the ANSI and ADA, Act 101-336 of 1990 shall supersede the PA Acts when PA Acts are less stringent.

Society for Environmental Graphic Design: "Clarification and Interpretation of the ADA Signage Requirements."

BOCA National Code /Series - Latest Edition, including Basic Building Code; Fire Prevention Code; Mechanical Code; and relevant codes and standards referenced therein.

Fire and Panic Code - Pennsylvania Department Of Labor and Industry.

Pennsylvania Act 222 - Building Energy Conservation Law. Energy Policy Act of 1992 (P.L. 102-486)

Local Zoning Ordinances - latest edition with al amendments.

Latest Edition of the International Building Code.

The latest revision of ASHRAE/IES Standards 90.1 "Energy Efficient Design of New Buildings Except Low - Rise Residential Buildings."

OSHA - Latest edition (July 1. 1982. Plus subsequent revisions to date).

NFPA 101 - Life Safety Code, latest edition.

Hazardous Material - No asbestos insulation or asbestos-based materials may be used in construction or remain on the site. Hazardous materials notification, as required by law, shall be provided to LESSEE who will notify affected employees.

Radon Gas Exposure - The site shall be evaluated prior to occupancy for radiation level and Radon / Radon Progeny concentration. If Radon / Radon Progeny levels are above EPA Recommended Standards as existing at the time of occupancy of the premise by LESSEE, plans for corrective action in the HVAC specifications will be required. If at any time during occupancy the Radon / Radon Progeny levels exceed the EPA recommendations at that time, the LESSOR shall take necessary corrective action upon notification in writing by the LESSEE. Such action must be taken within two months of the notification. **Radon testing results must be submitted to Penna. State Police, Facility Management Division, 1800 Elmerton Avenue, Harrisburg, Pa. 17110 at the time of lease acceptance.**

Zoning - The facility must be located in an appropriately zoned site and must allow operation which would include the occasional handling of small samples of hazardous and potentially toxic substances, as well as permitting radiological equipment on-site.

Flood Plain - Both site and access must be outside the 100 - year flood zone as defined by the Federal

Emergency Management Agency, United States Army Corps of Engineers and the Pennsylvania Department of Community Affairs.

Wastewater - Any proposed facility may be connected to either public or private sewer and water systems. These systems must have legal and adequate treatment systems and capabilities for the proposed use. The resulting connections and/or utilization of either public or private systems must be in compliance with local, state or federal laws, rules and regulations. It will be the responsibility of the LESSOR to provide the operation and maintenance of the system or systems and cost thereof.

Drinking Water - LESSOR shall provide and maintain hot and cold bottled drinking water in locations designated by LESSEE if testing and treatment of on-site water does not meet drinking water standards. The LESSOR is responsible to provide potable drinking water for the facility. Potable water shall be defined as water that satisfies the Department of Environmental Protection, Bureau of Water Supply and Public Health Standards. Additionally, the water must be free of contaminants, odors, impurities and discoloration of any kind. The LESSOR will be responsible to provide purification, filtration or any other means necessary to achieve water that is acceptable to the State Police. Facilities required to be connected to a public water system, as well as all costs related to water usage and maintenance thereof shall be the LESSOR'S responsibility.

Sound and Noise Control - The LESSOR shall maintain construction practices and materials to conform with STC ratings in accordance with ASTM E-90-83, and the requirement to the specification and drawings.

3 - SPACE PLANNING / INTERIOR DESIGN SERVICES

The services are to insure that the final character and configuration of the new space, furnishings, and equipment fully satisfy the functional and aesthetic requirements of the LESSEE while meeting all applicable codes and regulations. If there is a conflict between the drawings and the specifications, the specifications shall prevail. These services shall include but are not necessarily limited to the following;

- Development of work schedule to meet project deadlines.
- Verification of the various project requirements, personnel counts, and space allocations contained elsewhere in this document.
- Establishment of adjacency requirements.
- Verification of vacant and projected positions.
- Identification of furnishings and equipment being supplied by the Commonwealth and accommodating the new facility.
- Development of typical work station based on Pennsylvania State Police requirements.
- Documentation of power and signal requirements for each workstation, office, or special area and preparation of all related drawings.
- Recommendation of interior finishes, colors and materials, the preparation of illustration or color boards based on proposed finish schedule.
- Physical verification of all interior building dimensions and conditions.
- Preparation of construction drawings based on the Commonwealth proposed drawings as advertised.

- Review and revise construction drawing as required to gain final LESSEE approval.
- Schedule and coordinate the delivery and installation of all interior items including the refurbishment of previously owned items.
- Visit the job site as required during the course of the project to resolve any problems that may arise and monitor the quality and progress of installation of all interior items.
- Participate in the final inspection and preparation of the punch list for all interior items.

4 - STRUCTURAL DESIGN

The LESSOR shall design the required space such that the following minimum live loads are permissible in all areas of the structure:

Office Floors - 100 PSF
File / Storage Floors - 200 PSF

5 -ACCESSIBILITY REQUIREMENTS

The facility must maintain barrier - free accessibility in the following areas or as required by law or code:

Entrances and exit ways and hallways
Access to each floor of the structure
Toilet rooms and lavatories
Designated parking areas

The construction of the facility shall meet the latest standards of the Americans With Disabilities Act (ADA). Items contained on the drawings that do not comply with the requirements shall be the LESSOR's responsibility to construct properly. The LESSOR may obtain a copy of the ADA Guidelines the internet at www.access-board.gov/bfdg/adaag/html/adaag/hm#4.3.11

SECTION H - FIRE ALARM, SECURITY

1 - FIRE PROTECTION

The LESSOR shall provide hand-held ABC substitute fire extinguishers in areas of concentrated electrical / electronic equipment as designated by the LESSEE. The fire extinguishers need to be at least 5 lbs. in size, placed near all exits, Telephone/ Server Room, Communications Room, Storage Room, and Kitchen. Install at least six (6) fire extinguishers or additional as required by code.

Hand-held ABC extinguishers shall be provided and serviced annually by the LESSOR as required by code.

Fire extinguisher cabinets shall be the Vista Series as manufactured by Larsen's Manufacturing Company or equal products of another manufacturer.

Provide and install smoke detectors that are UL and FM approved. Smoke detectors shall be placed in Corridors, Evidence Rooms and Storage Room. Smoke detectors shall provide audible and visual warning to comply with ADA, and must be tested annually.

Municipal codes may require a fire alarm system to be installed in the facility. Where this is required the LESSOR shall be responsible to provide and maintain the system.

2 – SECURITY MONITORING SYSTEM

The LESSOR shall provide and maintain a fully operational security monitoring system with cameras, cabling, power etc. to observe and record activity at all of the building entrances, the parking lots, vehicle impound area and the perimeter of the facility. The Communications Room is the designated area to observe the security equipment which includes the monitor, multi-plexer and digital recorder, the LESSOR will be required to maintain the system as well as all costs involved. Observation of neighboring property is prohibited.

The cameras will need mounted on the building placed to observe the areas identified above. The security monitoring system selected must meet the approval of the Station Commander. Prior to installing a system the LESSOR must arrange for the Station Commander to visit a facility that has a similar security monitoring system that is operational to determine that it meets the needs for the station.

Monitoring cameras previously placed on light poles have been discontinued because conduits from the building to the poles become damaged and are not able to be used. Thus the cameras need mounted on the buildings. Contractors that have provided systems for the State Police at other facilities include: Berkshire Systems Group, Inc (1220 Center Avenue, Reading, PA. (610-374-5593), Wacor Electronics, East Petersburg, PA. (717-581-1008) or equal

A panic alarm activation button needs installed in the Sally port near the location of the driver's door. The alarm must be a specific tone that sounds in the Patrol Room, Patrol Corporal's Office, hallways and the Communications Room. Buildings designated to have a Polygraph Room shall also have a panic alarm that will sound in the Crime office and Communications. The same tone maybe used for both panic locations. A system of lights and soft tone door bells will be installed in the communications room to indicate what doors in the facility are open

3- BUILDING BARRIER SYSTEM

The LESSOR shall install metal or concrete bollards approx. 6" in diameter. The finish of the bollards shall be a material that does not require repainting (example; plastic sleeves). Bollards need installed to protect the following items:

- a. The front door and front corners of the building closest to the highway. The placement shall prevent a vehicle from passing between the bollards.
- b. Both sides of the overhead door to protect the exterior walls.
- c. On both sides of the exterior overhead door control device.
- d. Any building system equipment located with-in five feet of a driveway.
- e. Between the driveway / parking areas and propane tanks where used for the emergency generator

SECTION J - ELECTRICAL SYSTEM CRITERIA AND COMPONENTS

1 - ELECTRICAL POWER DISTRIBUTION

Characteristics to be provided to the LESSEE include:

115 volt, 60Hz, with common ground and surge protection
120/240 VAC, 60Hz, 1 Ph.

The LESSOR must provide all electrical needs to provide electrical power throughout the term of the lease.

115 volt, 60Hz with Isolated Ground and Surge Protection

The LESSOR must provide electrical power to all work stations; this includes all connections required by a furniture vendor to make the work station units operational. **At each proposed work station a minimum of**

four (4) outlets are needed (a quad outlet or 2 duplex outlets). The outlet designated for the computer is in addition to the (4) general outlets.

The Lessor shall supply 115V, 20A, 60Hz, identified isolated ground circuits to work stations in the following circuit configuration:

- (a) No more than FOUR (4) personal computers per 20 amp circuit.
- (b) No more than TWO (2) laser printers per 20 amp circuit. Printers will not be located at each computer, several work station computers will be connected to a printer. A guide to use would be a printer for every 8 computers, the locations of printers will be determined. (approved by Bob Flynn summer 2013)
- (c) No more than ONE (1) multi-function copier, scanner fax unit per 20 amp circuit
- (d) No more than FOUR (4) utility receptacles per 20 amp circuit.

Duplex wall outlets must be provided in all rooms in addition to the dedicated outlets that are identified the distance between wall outlets shall not exceed code. The only exception to this is the Evidence Room that is addressed in Section D, item 3.

Transient voltage surge suppression must be on all electrical panels servicing isolated circuits and normally grounded circuits.

Exterior outlets – install a total of four (4) exterior outlets; one (1) near the storage room entrance; one (1) near the main entrance. The other two (2) shall be accessible to the parking lot at a level area for speedometer testing for MCSAP. Install additional exterior water proof receptacles and heat strips for down spouts & gutters to prevent ice build-up.

The Arms Closet (weapon storage) requires two (2), quad outlets to be installed near the riot shield storage for recharging purposes.

Charging Areas - Provided a group of duplex and quad electrical outlets at an area(s) designated for various types of chargers (examples; flashlights, portable radios, etc.) location(s) to be determined by the Officer-In-Charge.

The Processing Room – Photo imaging equipment (CPIN) and printer require two-(2) dedicated 15 amp electrical circuits. The Live Scan system requires two (2) dedicated 15 amp electrical circuits for computer and printer. Megan's Law computer requires one (1) dedicated 20 amp circuit. Video arraignment computer equipment needs one (1) electrical outlet. Install a minimum of four (4) additional duplex outlets for future equipment. Avoid installing electrical outlets at the retraining bench.

The Telephone / Server Room requires general use electrical outlets in addition to those identified in the attached Pa. State Police Communications Specifications.

The Lessor must provide for at least 25% future electrical distribution panel circuit breaker space at the time the lease begins. In case State Police do not have funding for new furniture at the time of occupancy base the electrical needs upon the number of work stations shown on the generic floor plan. The electrical panels or sub-panels must include the future growth percentage after the furniture is installed.

Conduits, boxes and pull strings and cabling must be provided and installed as identified in Section J-3 and Section J-4, See additional Electrical requirements found in:

- a. SECTION J, item 4 – Enterprise Network Data Cabling & Electrical Requirements
- b. Communications Specifications (separate attachment)

Evidence Room / Evidence Receiving Area may have surface mounted electrical boxes and conduit on the solid masonry walls.

Sally port – provide power to operate the overhead garage door. The garage door needs to be operable from

with-in the sally port, the communications room as well as at the pedestal on the outside the sally port located along the driveway entrance.

The LESSOR'S electrician shall make all required connections to a halo grounding system that will surround the building. The halo grounding system will be provided separately through Penna. State Police, Radio & Information Services Division (717-346-5365).

Communications Room - Install a soft tone doorbell in the Communications Room to sound when each entrance is opened. **This shall be accompanied by a light for each door which will indicate what door has been opened. The lights will extinguish when door closes and latches properly.** The Visitor entrance shall have a distinctive tone to be able to determine when a visitor has entered the building. The employee entrance(s) need to be different than the visitor entrance. Facilities that have several employee entrances may use the same tone for each employee entrance. The visitor door tone must be able to be heard in all areas of the building in the event the communications room is not occupied. The staff must have the ability to silence all doorbell tones for the entrance doors.

The LESSOR will be responsible to Provide and Install an EMERGENCY GENERATOR that will provide power to permit the entire building to remain operational during a power outage. The generator must be capable to operate all radio functions, telephone operations, computers, heating, ventilation, air conditioning, water, sewer, electrical outlets, lighting and any other function that uses power for the building and parking areas. The LESSOR must maintain the generator throughout the lease and it MUST BE OPERATIONAL WHEN THE NEED ARISES. In the event the emergency generator does not operate during a power failure the landlord must provide an emergency phone number to contact a repair service. The service company performing the repairs complete the repairs to the generator with-in 6 hours of being contacted by State Police.

The generator is required to be setup to perform a NO LOAD TEST weekly every Tuesday between 9 AM and 11 AM. A remote indicator panel must be installed in the communications room to permit the station communications operator to document the NO LOAD TEST was conducted. A run clock and generator running indicator lamp is required to permit monitoring of the weekly NO LOAD TEST.

At least one time per year an annual LOAD TEST is required to be performed. This test must be performed by a technician skilled in the trade of generator maintenance, it must include an annual preventive maintenance inspection with test results provided to the station commander for record. When the State Police take occupancy of the building proof must be provided that a contract is in place to maintain the emergency generator.

The landlord must provide the initial tank of fuel to operate the Emergency Generator. After the LESSEE takes occupancy of the building future fuel will be provided by the State Police. Sight screening at the generator fuel storage is needed to protect from vandalism.

The LESSOR shall provide and install CABLE TV outlets with-in the building at the following locations; Communications Room; Conference Room and Kitchen Area.

2 -LIGHTING

Except where otherwise provided in the specifications, lighting shall be in accordance with the American Standard Practice of the Illuminating Engineering Society of North America, ASNI/IES #RP-1-1982 (Revision of ANS #A132.1-1973) or any later revision.

All lighting levels must meet all applicable codes. All areas shall be illuminated with LED Lighting with 4100K color temperature and 75 minimum CRI. Replacement of light emitting diodes shall meet the same specification and are the Lessor's responsibility to replace. Areas designated to receive drywall ceilings shall

have surface mounted/recessed led lighting fixtures installed. Indirect lighting is preferred in all office areas. Replacement of bulbs shall meet the same specification and are the Lessor's responsibility to replace. Areas designated to receive drywall ceilings shall have surface mounted fluorescent lighting fixtures installed.

Lights shall be controlled by motion sensors that will shut the lights off when a room is not occupied, control switches are required.

High density Storage Areas	-	Lights to be placed to provide the most lighting in the aisles as the shelving units are moved.
Office Automation	-	LED Lighting
Exterior Lighting	-	Provide 5 foot-candles of lighting (or as required by code) over the entire parking, driveways and impound areas. Controlled by automatic sensors to come on at dusk and shut off at dawn. Wiring must be underground. All lighting must be on the HOUSE EMERGENCY GENERATOR provided by the LESSOR.
Building Entrances	-	Automatically controlled, side or over door installations.
Flagpole	-	Dusk to dawn illumination.
Interior Lighting	-	All lighting must be on the HOUSE EMERGENCY GENERATOR provided by the LESSOR.
Exterior Sign	-	Both sides of sign need illumination (see signage section)

New station construction or total renovation of existing facilities require phone cabling to be run in the open space between the ceiling tile and the gypsum board on the bottom of the roof trusses.

Refer to SECTION J-4 – ENTERPRISE NETWORK DATA CABLING AND ELECTRICAL REQUIREMENTS for the required number of telephone locations to be provided by the LESSOR based upon the size designation of this facility.

Any reference to an EMERGENCY GENERATOR in the Radio Communications Specifications must be included in the sizing and operation of the HOUSE EMERGENCY GENERATOR required to be provided by the LESSOR that will operate the entire facility. The small emergency generator provided by State Police is eliminated from this project.

TELECOMMUNICATIONS COMMUNICATIONS SPECIFICATIONS (updated 10/16/13)

Questions related to this section should be directed to Pennsylvania State Police, Telephone Systems Services Section, by calling 717-540-5050.

GENERAL

- 1 The Landlord is responsible to provide the communications and electrical requirements of the communications/dispatch room and for the Phone/Server room for a new station facility or renovation of an existing station. The communications/dispatch room has an area of minimum 400 square feet (16 by 25 feet) and may accommodate such equipment as radio control consoles, network computer terminal, printer, audio logging recorder, and other essential items necessary for communication

functions. One 2 by 4 framed half wall, drywall finished and laminate capped, will be built to contain electrical and communication wiring as shown in the drawing. The Phone/Server room is typically 150 square feet and houses all the radio, voice, video, data communications racks and equipment.

2. These specifications include associated conduit requirements for primary and emergency power for communications equipment, radio and telephone control lines, alarm functions, and other items required for facility security. The communications room will be connected to other areas of the building such as the telephone/server room and an external equipment shelter; which houses radio equipment as required.
3. The communications/dispatch room has two main distribution frames called the Electrical Main Distribution Frame (EMDF) and the Communications Main Distribution Frame (CMDf).
4. The CMDf and the EMDF will provide a distribution point for the electrical power and communications cabling supporting the communications equipment at the station. See attached drawing (or drawings will be provided at preconstruction meetings) for details relating to EMDF and CMDf specifications within the communications room.
5. Special communications/dispatch room requirements, not necessarily specified herein, shall be coordinated and approved by the Bureau of Information Technology representative at the pre-construction meeting. It is required that a Bureau of Information Technology representative verifies the conduit layout before the pouring of concrete in the communications/dispatch room. Therefore, the contractor shall notify the Bureau of Information Technology representative at least three working days in advance to arrange a date for on-site inspection.
6. Pull cords shall be provided in all conduit runs.
7. One class ABC fire extinguisher shall be located within the Communications/Dispatch Room. One class ABC fire extinguisher shall be located within the Telephone/Server Room.
8. All conduits shall meet the National Electrical Code (NEC) standard for the particular application being installed.

9. Additional circuits or other terminations shall not be made to the EMDF or the CMDF without prior written approval from the Bureau of Information Technology.

Building Telephone Cabling Requirements

1. Each telephone outlet box must have a 3/4" conduit from the box inside the wall extending above the ceiling level and have a pull string in it. Must be grouped with electrical outlets. All locations will be approved by the Bureau of Information Technology.
2. Lessor must provide a Category 6 cable to each outlet box (unless otherwise specified), and home-run to Phone/Server room and terminated on patch panels.
3. All locations will be pre-approved by the Bureau of Information Technology.
4. Termination of cables must be completed using Category 6 rated jacks. Labeled numerically.
5. Termination of cables in Phone/Server room on patch panel(s) and labeled numerically.
6. All cables must be tested and properly numerically labeled and documented on the wiring print prior to the scheduled move day.

The landlord is responsible to provide, install and complete the following:

1. A 3/4 inch conduit from the box inside the wall extending above the ceiling level with pull string, and grouped with electrical outlets.
2. Category 6 cable, home-run, from each outlet box to Phone/Server room.
3. Terminate cables within wall boxes using Category 6 rated jacks and label numerically.
4. Terminate cables in Phone/Server room on a patch panel and label numerically.
5. Test all cables, label, and document on the wiring print prior to the scheduled move day.
6. In areas with existing walls surface mount conduit may be used.
7. Lobby Phone: As part of the facilities telephone system, there shall be a wall mounted telephone located in the lobby adjacent to the counter Recessed box and conduit are to be provided by the Landlord's contractor. Height and side clearances of this phone shall adhere to ADA requirements.

PUBLIC ADDRESS SPECIFICATIONS

House Speaker System to include: Public Address Amplifier as manufactured by University, Type 1800-40 or approved equal product. Speakers: Atlas/Soundolier, Type SV1-72K, Model SD with volume control or approved equal product. The Public Address amplifier shall be installed on a shelf secured to the telephone equipment board, at the upper right corner. The associated speakers shall be equipped and wired for 70.7 volt operation with the speaker cable terminating on the telephone equipment board. Plan for 1 speaker for each 300 sq. ft. of space. The LESSOR must provide all necessary items to make the PA system operational. The Station Commander shall determine the recommended number and location of system speakers with the assistance of the Troop Communications Specialist.

Public Address Amplifier Minimum Specification:

a. Power Output (RMS @ 1000 Hz)	40 Watts minimum
b. Frequency Response	100 Hz – 12KHz + 2 Db
c. Sensitivity	Aux. 1 – 150 Mv Aux. 2 – 150 Mv
d. Hum + Noise	Aux. 1 & 2, -70 Db
e. Inputs	Two, 600 Ohms Balanced
f. Outputs	8, 16 Ohms, 25V Center Tapped (18 Ohms) & 70V (140 Ohms) Balance Lines
g. Controls	Aux. 1, Aux. 2, Master Volume, Tone Control
h. Power Requirements	120 VAC 60 Hz

Note: If the amplifier does not have 600 Ohm balanced inputs, it shall be achieved by utilizing adapters manufactured specifically for the unit.

4 - ENTERPRISE NETWORK DATA CABLING & ELECTRICAL REQUIREMENTS (updated 8-15-12)

This specification will provide the LESSOR with the requirements for Pennsylvania State Police Enterprise Network Data cabling. The chart below is the **minimum number** of data and telephone locations required for the specific sized facility. The totals include the additional data locations for Megan’s law.

Examples:

FACILITY SIZE	Telephone Conduits	Enterprise Conduits & Cable
Small facility	(50)	plus (63)
Medium facility	(65)	plus (75)
Large facility	(85)	plus (105)
Extra Large Facility	(115)	plus (135)

Refer to the **QUANTITY SUMMARY** to determine the size standard of this facility.

Conduits must have boxes and pull strings provided for the enterprise network.

The actual number of data drops installed in a Pennsylvania State Police facility will vary depending on individual station requirements.

DATA CABLING STANDARDS

All data cabling must be CAT6 industry standards. It is the responsibility of the contractor to provide all cabling, keystones, faceplates, and CAT6 patch panels.

All data cabling runs must be tested and a copy of the test results forwarded to: Robert Flynn
717-772-0894 EMAIL roflynn@pa.gov

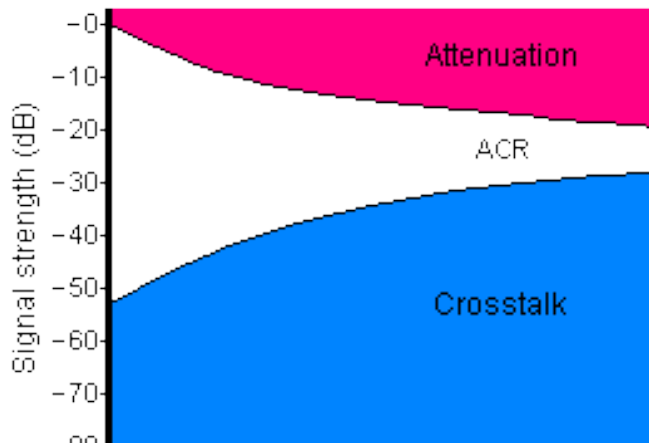
The results for data cabling test results show the ACR for each data run.

ACR

The first thing to understand about testing data cables is the ACR, this stands for **Attenuation to Crosstalk**

Ratio. The pink area in the graph is the attenuation, this can be caused by several things as will be explained below, and the blue area is the crosstalk. Attenuation is the reduction in signal strength over the length of the cable and frequency range, the crosstalk is the external noise that is introduced into the cable. So, if the two areas meet, the data signal will be lost because the crosstalk noise will be at the same level as the attenuated signal.

ACR is the most important result when testing a link because it represents the overall performance of the cable.



Test results should be sent to: Pennsylvania State Police, Bureau of Information Technology;
Information Technology Services Division
Attn: Robert Flynn
1800 Elmerton Ave.
Harrisburg, Pa., 17110

A unique PA State Police requirement will be that all Category 6 data jacks must be ORANGE in color. Non data jacks (voice) must be a different color. Each data drop faceplate must be affixed with a clearly readable numbered label to correspond with the LAN cabinet patch panel numbering scheme.

Another unique PA State Police requirement will be that there must be a complete SEPARATION OF DATA AND VOICE (TELEPHONE) DROPS. They must never share a common conduit.

LAN/SERVER CABINET ROOM REQUIREMENTS

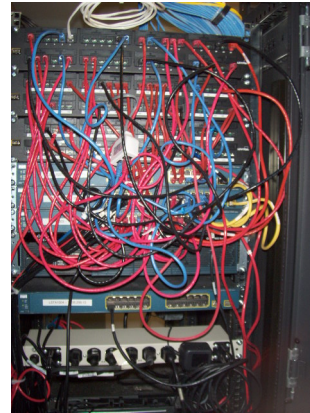
It will be the responsibility of the LESSOR to provide AC power and grounding for the LAN and Server cabinets. There must be a four (4) dedicated 120 volt, 20 amp circuits. The assigned circuit breaker must be clearly marked in the circuit breaker panel.

Data cabling must enter the LAN cabinet from above. Data cables (category six UTP cables) must enter the cabinet via a four inch EMT conduit. A hole must be cut in the ceiling tile to allow this conduit to extend above the ceiling tile. The same is true for AC power and ground but in this case a ¾ inch or one inch conduit will be used.

The SERVER/LAN cabinet is a standard 42U server rack, having a front door and split rear doors. The size of the server is 78"H x 24"W x 48"D.

New facilities are **planned to be constructed without basements**, however in the event a basement is present in an existing facility the SERVER/LAN cabinet must be on a raised platform to prevent water damage.

The LESSOR must provide a platform to support the weight of the cabinet(s) with a 3/4" plywood surface. The size of the platform is at least 33" deep x 57" long with a 2 inch by 6 inch base and not fastened tight to the floor to allow for movement.



ELECTRICAL SYSTEM CRITERIA AND COMPONENTS

Electrical services shall be provided as required by the LESSEE, to be determined in addition to code requirements. All material used in these installations shall be new and shall be installed in conformance with the requirements of the National Electrical code, the National Board of Fire Underwriters, the Pennsylvania Department of Labor and Industry and any other governmental or local authority having jurisdiction.

All isolated ground circuits shall be established by connection of an insulated ground wire from the isolated ground receptacle to the distribution panel for that circuit or by connection of an insulated ground wire to a suitable grounding source independent of other electrical circuits e.g. to building steel structure or a grounding rod furnished for this purpose. The intent is to avoid the possibility of fault currents from other pieces of equipment being able to interfere with or damage electronic processing equipment by conductance of fault currents through the isolated ground receptacle.

The surge suppression system shall be capable of intercepting and limiting transient voltage spikes caused by natural events e.g. lightning or other equipment operating on the power distribution lines. The contractor may choose whether this is best accomplished by individual circuits surge suppression or by circuit distribution panel surge suppression. All circuits shall have surge suppression whether normally grounded circuits or isolated ground circuits.

All electrical services and installation shall meet the current codes for new construction of the regulating jurisdictions. In no event shall grand fathering of existing services or installations be allowed. Electrical outlets shall be located through the use of receptacle panels, and/or wall outlets as approved by LESSEE. No electrical facilities shall be run through floor channel unless approved by LESSEE.

The LESSOR shall supply 115V, 20A, 60Hz, identified isolated ground circuits to work stations in the following circuit configuration.

- (A) No more than FOUR (4) personal Computers per 20 amp circuit.
- (B) No more than TWO (2) laser printer per 20 amp circuit.
- (C) No more than ONE (1) multi-function copier, scanner, fax unit per 20 amp circuit
(minimum of two per facility)
- (D) No more than FOUR (4) utility receptacles per 20 amp circuit.

Each workstation will be required to have separate AC outlet. ONE circuit reserved for the personal computer and monitor. A SECOND circuit is for r general utilities example for office equipment. The outlet assigned to the personal computer must have a separate AC neutral and isolated ground wires. The circuits for the personal computer shall have a **single orange outlet** and the circuits where the designated laser printers are located should **have a single blue outlet**. The circuit for general utilities should have a minimum of two (2) duplex outlets at each workstation, in addition to the outlet for the computer and monitor.

The Processing Room must have at least eight (8) Enterprise Network locations provided, two (2) for the LIVESCAN equipment, two (2) for the photo imaging equipment, one (1) for Megan's law equipment, one (1) for Video Conferencing equipment and two (2) for future Enterprise Network needs. Associated electrical requirements must be met for this equipment.

The PSP Enterprise Network requires several data sites located on the exterior of the building near the roof. Placement will need to be near the state vehicle parking areas to allow PSP staff to mount small antennas on the building for the Mobile Video Recorder (MVR) equipment.

GENERAL INFORMATION

When a move from an old station to a new station occurs the primary goal is to minimize the downtime of the PSP Enterprise Network. It is especially critical to restore service to the Communications Room terminals in particular as they have a direct bearing on both public and officer safety. It cannot be stressed strongly enough that on the day the move occurs the lessor must have accomplished the following goals prior to the date of the move:

1. All data drops in the building must be installed and tested prior to the moving date.
2. The (4) 20 amp circuits must be installed and operational prior to the moving date. (SAME CIRCUITS AS IDENTIFIED IN THE ELECTRICAL SECTION IN THE SERVER/PHONE ROOM)

At the same time that data cabling is being punched down PSP personnel and telephone company personnel will likely be working in the cabinets to install the FRAME RELAY, ISDN and POTS lines required to connect the new location to the network.

SECTION K - MECHANICAL SYSTEM CRITERIA

1 - HEATING, VENTILATION & AIR CONDITIONING (HVAC)

All areas are to be heated, ventilated and cooled except the following areas with requirements as noted:

Storage Area, Sally port and Mechanical Room - Heated and ventilated only

The Lessor / contractor shall perform and provide complete engineering and construction of a **GROUND SOURCE HEATING AND COOLING SYSTEM** for this facility. The entire Mechanical and Plumbing system in all and / or in part shall conform to all pertinent laws, ordinances, and regulations of all bodies having jurisdiction. Comply with applicable codes, rules regulations, and building safety laws relating to construction, public health and safety.

The only permitted alternate to a GROUND SOURCE HEATING AND COOLING SYSTEM IS NATURAL GAS THAT IS DELIVERED TO THE SITE BY A BURIED RIDGID PIPE CONNECTED TO A MAIN GAS SUPPLY

AND WILL BE USED AS THE PRIMARY SOURCE OF FUEL.

The following WILL NOT BE PERMITTED as a primary source of fuel:

- a. PROPANE GAS
- b. FUEL OIL
- c. ELECTRIC HEAT PUMPS
- d. COMPRESSED NATURAL GAS

The HVAC system must be sized for a 25% capacity increase.

The Lessor / Contractor shall supply all documentation regarding the engineering design, construction and operation to the Lease.

The server room space is to have its own climate controlled HVAC system capable of maintaining a space temperature of 68 to 75 degrees **at all times and in all conditions.**

This system will be inaugurated with the building Geo-Thermal system and have its own air handler and thermostat.

Consideration will be given to the amount of heat gain that is given off by the equipment. This is to be done by either oversizing the returns or by exhausting the air. In the following areas:

1. Processing Room
2. Telephone / Server Room
3. Communications Room

The following is an estimate of the equipment planned for several areas where equipment produces heat.

The Processing Room equipment and the BTU output:

- Live Scan System – Includes computer tower, printer and monitor – (6990.5 BTU/hr)
- CPIN System – Includes computer tower, printer, monitor, camera and lights – (12617 BTU/Hr)
- Regular Computer System – Includes computer tower and 2 monitors – (3069 BTU/Hr)
- Total – 22676.5 BTU/Hr

Total does not include recently installed computer equipment for Megan's Law. LESSOR will need to visit the station to determine the added BTU/Hr for this equipment

The Telephone /Server Room equipment and BTU output:

- IBM X3650 – Heat Dissipation 1230-3312 BTU/hr times 2.
- UPS s – SUA1500times 2 (Watts [BTU/hour]
- On Line Fully Charged 45 [135]
- On Line Charging 75 [255]
- On Battery Fully Charged 315 [1075]
- Cisco 3745 Router
 - Heat Dissipation + 2013.257 BTU/hr. x 1
- Cisco 3560 Switch
 - Heat Dissipation = 89 BTU/hr. x 6 Total = 534 BTU/hr.

The LESSOR will be required to provide additional cooling and / or ventilation at no additional cost to the State Police to prevent the new equipment and all future equipment from over heating.

Evidence Room, Evidence Receiving Area - All duct work that is large enough to permit a person to climb through must have security bars installed to prevent intrusion through the ducts. Security bars will need placed at the perimeter of the Evidence Area which includes the Evidence Receiving.

1.1 -TEMPERATURES

A temperature of 73 degrees F dry bulb + /- 2 degrees F dry bulb shall be maintained under all conditions.

1.2 - HUMIDITY

Humidity shall be maintained between 40% and 60% relative humidity in all areas that are mechanically cooled and heated. If required to meet the conditions, power humidifier installed in the central system shall be employed. No supplemental humidification need be provided in areas not mechanically cooled. Reduction of humidity levels will not be allowed to compensate for an inadequate building ventilation system.

1.3-VENTILATION

All ventilation will meet the recommendations of the American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) Standard 62, current revision. The current revision requires the introduction of at least 20 cfm outside air per person in all office areas. All air intakes shall be located to preclude the introduction of exhaust air from all exhaust air sources. The fresh air intakes must be positioned at the highest locations practical with none at grade level. Intake locations should not be placed near vehicle idling areas such as the sally port or garage entrance. Use of an economizer package allowing up to 100% outside air is acceptable provided all other conditions of temperature and humidity are met. Return ducts to be installed at floor level NO PLENUM CEILING.

Several areas of the facility will require direct exhaust to the exterior of the building and be isolated from the general ventilation system: Restrooms, Shower Areas, Kitchen, Processing Room at restraint bench, Patrol Unit at the restraint bench, Crime Room at restraint bench, Interview Room, Evidence Room, and Drug Closet, and Arms Closet. Facilities that have an area designated for a K-9 will also require an exhaust. The exhausts fans near prisoner restraint benches and the interview room shall have manual controls.

An on demand power ventilation system is required in the Evidence Room and Drug Closet. The system shall be operational from a lighted wall switch in the Evidence Receiving Area. The switch shall have an indicator light that will light when the system is operational.

The Telephone / Server Room that houses the server for the Enterprise Network must be properly ventilated to accommodate the equipment to be installed.

1.4 - FILTRATION

All areas serviced by heating or air conditioning or ventilation systems will have Polyester Medium Pleated pre-filters of at least 2" minimum thickness installed in that system. The filter shall have a MERV (Minimum Efficiency Reporting Value) rating value of (8) or greater when tested by an independent test facility according to ASHRAE (American Society of Heating, Refrigeration and Air Conditioning Engineers) Standard 52.2. The filter will be a standard dust holding capacity model that a 24" x 24" x 2" filter will have no less than 12.4 square feet of media. The air filter manufacturer's literature/technical sales bulletin must show that the model provided is 76% efficient or greater on 3.0-micron size particles. The pre-filter will be installed in the system at a place that will filter air handled by the system before distribution into the work areas or public area. The LESSOR on a monthly schedule or more often must replace all filters, if required by operating conditions. During replacement operations, the system will be completely shut off to avoid the distribution of dirt through the system.

1.5 - PRESSURE DIFFERENTIALS

Storage and garage areas shall maintain a negative pressure differential relative to adjacent areas to control the migration of fumes or odors. The pressure maintained in the building shall be positive relative to the outside to prevent the infiltration of air.

1.6 - HVAC CONTROLS

The building shall be completely controlled by automatic means. Thermostats and other automatic controls shall be inaccessible to employees. Manual controls of heating, ventilating, cooling or humidifying equipment are not acceptable except for an EMERGENCY SHUTDOWN SWITCH OR CONTROL that allows for immediate shutdown of the HVAC System. In addition, the building shall be appropriately zoned with automatic controls to maintain even HVAC throughout the area regardless of the anticipated use of the areas. Areas having concentrations of heat-producing equipment shall be adequately addressed in the HVAC zoning i.e. Communications Room, Phone / Server Area and Processing Room which may require a stand-alone system to provide sufficient cooling.

2 - PLUMBING / UTILITIES

All plumbing and utilities shall meet the current plumbing and building codes of the municipality within which the facility is located. In no instance will grand fathering of nonconforming plumbing or utilities be allowed. ALL PLUMBING AND UTILITIES SHALL MEET CODES AS DESIGNATED FOR NEW CONSTRUCTION.

All domestic hot water supply shall be located not more than 35 feet from furthest point of use, it shall have the most energy efficient models available. All sinks, lavatories, and showers shall have hot water available. All water heaters shall initially be set at 120 degrees F.

Hot and cold water lines shall have insulation applied. Supply water lines (hot and cold) shall be type "L" copper. The use of lead solder shall not be used as mandated by Legislation.

In addition to the hot, cold and waste water systems required by code, the LESSOR shall provide floor drains in the following locations:

- At the safety shower in the Sally port
- Under vehicle in the Sally port – designed for sediment removal from vehicle (ice/snow)
- In the floor of Patrol & Crime at the restraint bench location(s)
- In the floor of the Processing Room near the restraint bench
- In the floor of the Public Restroom
- In the floor of the Restroom near Processing
- In the Shower Area of the Men's and Women's Restroom / Locker Room
- In the floor of the Storage Room
- Interview Room where designated on the floor plan
- R & I Unit

As otherwise required to support specific laboratory or operational requirements

Floor drains near any restraint bench require tamper proof screws to hold the drain screen in place.

Install two (2) exterior frost proof faucets, one (1) near the storage entrance, the other near the main entrance. Provide water coolers at two (2) locations, in the lobby and in the secure portion of the building meeting ADA guidelines.

Provide at least one (1) shower in each locker room that complies with (ADA) guidelines. All showers require curtains. Shower heads shall be water saving units.

Hose bibs supply cold water located with-in an enclosed compartment will need provided in close proximity to areas where restraint benches are proposed.

SECTION L - FINISHED GRADING & SEEDING

1 - FINISHED GRADING & SEEDING

- 1.1 Finished grading shall eliminate low spots where water would be expected to accumulate.
- 1.2 All rocks and debris in excess of 1" shall be removed.
- 1.3 The soil shall be fertilized, tilled, seeded and mulched.
- 1.4 Lawn seed and mixtures shall consist of the following:

Permanent Lawn Seed Variety	% Parts	% Purity	% Germination
Kentucky Bluegrass	45	95	85
Pennlawn Fescue	45	85	75
Perennial Ryegrass	10	95	85

- 1.5 Seeding shall be 5 lbs. per 1000 sq. ft. Planting shall occur between August 20 and October 1 or where spring seeding is necessary before May 15.
- 1.6 Lawn shall be kept constantly wet close to saturation for 10 days following seeding.
- 1.7 If the grass seed does not germinate the lessor shall be responsible to reseed the areas.

2 - LANDSCAPING

- 2.1 **DO NOT PLANT shrubbery and trees along the exterior walls of the building because as the plants grow it creates a visual obstruction and a security risk to the staff. A thirty foot (30') shrub free perimeter must be maintained.** A Variance from the municipality may be necessary. The facility is required to have a security monitoring system to observe the building entrances and parking areas.
- 2.2 The LESSOR shall have several options that are acceptable in place of planting shrubs along the new building. They are as follows:
 - a) A separation of several feet between the perimeter of the building and the grass at the front and sides of the building shall have a bed of river rock 3" to 6" in size. Beneath all beds of river rock a vegetation barrier is required to prevent weed growth. **The LESSOR is responsible to prevent and eliminate any weed growth in all beds of river rock during the building occupancy.**
 - b) Install a concrete sidewalk approximately 2'6" - 3' wide along the front and both sides of the building beneath the roof overhang. The side of the building where access to the mechanical room / server room may have grass planted up to the building as well as along the rear wall of the building. (See Generic Site Plan for guidance)
- 2.3 A station that requires a radio tower shall have the fenced area surrounding the radio tower and the concrete pad with the emergency generator, propane tanks. This area must have a vegetation barrier installed and covered with river rock.

SECTION M - MISCELLANEOUS CONSIDERATIONS

- 1. Furnish and install two (2) 35' flagpoles. One pole will display the Federal Flag while the second displays the Commonwealth Flag.

2. Furnish and install a 30" diameter plaque consisting of the State Seal with Pennsylvania State Police information bordering on the Seal. The plaque which shall be cast aluminum and painted in accordance with State colors, as proposed by Spencer Industries, 1508 North Mascher Street, Philadelphia, Pennsylvania (215) 634-2700 or Lake Shore Market, Inc., 654 West 19th Street, Box 59, Erie, Pennsylvania (814) 456-4277.
3. The Kitchenette shall have the following appliances; a microwave, refrigerator (full size), base counter cabinets and wall cabinets, with double stainless steel sink and paper towel dispenser.
Stoves will not be permitted to be installed in leased buildings as stated in Management Directive 720.5 as amended January 3, 2008 non compliance will result in rent abatement.
4. The Crime Unit- The Lessor shall provide and install a forms / mail bin rack. The size shall be determined by the Station Commander. (Refer to Detail drawing sheet)
5. The Patrol Unit – The Lessor shall provide and install a forms /mail bin rack. The size will need determined based upon the number staff assigned to the station and the number of forms being used. The LESSOR shall construct an area in the Patrol Room to display clipboards. It will be determined prior to construction of the station if funding will be available for furniture that will take the place of a counter. In case funding is not available for work stations. The LESSOR will need to install a typewriter counter approx. 20' in length, 28" from the floor to the top of the counter. The counter will have holes installed to permit cords to pass through the counter to electrical outlets, phone and data sites. Lighting will need provided above the counter.
6. Install in each lavatory and locker room, an automatic aerosol order control as manufactured by Airken Professional Products. System shall be self dispensing by a timed metering system in intervals of 5 - 25 minutes. System maintenance will be the responsibility of the lessor.
7. Facilities that remain occupied during renovations must have debris and waste materials of every description removed from the area and a general clean-up after every days work.
8. Prior to occupancy of the facility, LESSOR shall provide LESSEE, with current certificates of insurance. The certificates shall contain a provision that the coverage afforded under the policies will not be canceled or changed until at least thirty (30) days written notice has been given to LESSEE.
9. Provide 2 (two) clipboard racks that are required to hold 20 clipboards each at a location to be determined by the Officer in Charge
10. Provide 2 (two) cork bulletin boards, minimum size being 36" x 60" in the Communications Room as well as the main hallway at a location to be determined by the Station Officer-In-Charge.
11. Install a soft tone doorbell in the Communications Room to sound when each entrance is opened. Visitor entrance shall have a distinctive tone to be able to determine when a visitor has entered the building. The employee entrance(s) need to be different than the visitor entrance. Facilities that have several employee entrances may use the same tone for each employee entrance. The visitor door tone must be able to be heard in all areas of the building in the event the communications room is not occupied. It is also required that the staff has the ability to shut off or silence all door bell tones for the entrance doors. **In conjunction with the doorbell tones, install a light box in the communications room with a light for each entrance including the sally port door.** This will enable the PCO to see which door was left open or which door has malfunctioned.
12. All construction, existing or new, must be in full compliance with the Americans with Disabilities Act (ADA) whether or not specifically mentioned in the specifications or depicted on the drawings.
13. Pollution control as mandated by the Department of Environmental Resources. The LESSOR shall

be responsible to correct any environmental hazards that may be present at the time of occupancy or could be incurred during the term of the lease. The LESSOR shall bear the financial responsibility to correct any hazards that are not created by the LESSEE.

14. The LESSOR shall have performed and submit regularly as required the results of a water test from a reputable laboratory where a public water service system is not available to the facility.
15. LESSOR shall have building plans approved by the Department of Labor and Industry. The lessor shall also furnish a copy of the Certificate of Occupancy, issued by Labor and Industry or the municipality to the Pennsylvania State Police, Facility Management Division, at the time of occupancy of the facility.
15. All construction must be completed and all contractors finished with their work before occupancy of the building or increase of any rental payments to the LESSOR. If not the LESSOR will be responsible for payments of the present lease rental until the facility can be occupied.. Existing construction requires renovations to be completed prior to receiving the increased rental rate at the renovated facility, all renovations must be satisfactorily completed.
16. LESSOR shall supply to the LESSEE the names of plumber, electrician and heating and ventilating contractors who can be contacted in case of and emergency.
17. During the lease term or in preparation to enter an option period where floor covering material is being replaced or cleaned, painting or cleaning of walls are required. The LESSOR at their expense will be required to remove and replace the existing furniture, file cabinets and other equipment to perform the required work.
18. The LESSOR shall mount Armor Piercing Containment System APC-100 (provided by PSP) at several locations with in the building as determined by the Officer in Charge.
19. All building systems and components that are provided by the LESSOR at the facility shall be maintained by the LESSOR during the lease and any option periods that are exercised.
20. The LESSOR is responsible for all costs related to the extermination of insects, bees, rodents etc. and must maintain the PREMISES in tenantable condition.
21. The LESSOR must provide and install all observation mirrors and security cameras in the lobby to permit the communications room staff seated at the radio consoles to observe visitors in the entire lobby.
22. The Lessor is to provide and install at least 3 wall mounted coat racks, 1 near the conference room, 1 near the crime office and 1 near the patrol office. Each office shall have a coat hook installed on the door on the inside of the office.
23. All requested changes to the specifications must be submitted in writing and shall not be changed unless **WRITTEN** approval is granted by the Director, Bureau of Staff Services, Pennsylvania State Police.

SECTION N – QUANTITY SUMMARY:

The following is a list of items that require a quantity to be provided by the LESSOR as a part of the State Police facility lease. Each item is described in greater detail in the General Specifications & Space Design Criteria.

Items # 9 -12 address the date of the specifications and building plans that are part of this bid package.

1. 100 Total number of parking spaces including 4 parking spaces meeting Americans with disabilities act requirements, and 1 van accessible space.(refer to generic site plan)
2. **66** Total number of lockers required (refer to generic floor plan for placement in each locker room).
3. The men's locker room must have **60 Lockers** which shall match the number of briefcases that need accommodated in brief case racks.
4. The women's locker room must have **6 lockers** which shall match the number of briefcases that need accommodated in briefcase racks.
5. This facility is considered an **Medium** sized facility.
6. Pennsylvania State Police, General Specifications & Space Design Criteria dated **April 23, 2018** (including map of advertised area).
7. Pennsylvania State Police, Radio Communications Specifications dated 5/1/2018. (The General Specification contain the Telephone Section specifications dated 5/11/2018 in Section J-3.)
8. Generic Floor plan for the **Skippack** Station, dated 12/21/2017.
9. Generic Site Plan, dated 5/10/2018.
10. Detail Sheet dated 5/2/2018.

ATTENTION!!!

ALL PERSONS SUBMITTING A PROPOSAL, THIS “SOLICITATION FOR PROPOSAL” HAS A SET OF DRAWINGS (FLOOR PLANS) THAT MUST BE OBTAINED FROM THE BUREAU REAL ESTATE BY CALLING 717-525-5231 OR 717-787-4394.



End Of Specifications