



**Contract Number**

23-1273 A-2

**SAP Number**

**Real Estate Services Department**

<b>Department Contract Representative</b>	Terry W. Thompson, Director
<b>Telephone Number</b>	(909) 387-5000
<b>Contractor</b>	AIAT, LLC.
<b>Contractor Representative</b>	Mohammad Lutfi
<b>Telephone Number</b>	(714) 878-6027
<b>Contract Term</b>	Fifteen Years projected to commence 8/1/2025 – 07/31/2040
<b>Original Contract Amount</b>	\$30,283,452
<b>Amendment Amount</b>	\$1,637,864.30
<b>Total Contract Amount</b>	\$31,921,316.30
<b>Cost Center</b>	7810001000
<b>GRC/PROJ/JOB No.</b>	5700-4375
<b>Internal Order No.</b>	
<b>Grant Number (if applicable)</b>	

**IT IS HEREBY AGREED AS FOLLOWS:**

WHEREAS, San Bernardino County ("COUNTY"), as tenant, and AIAT, LLC ("LANDLORD"), as landlord, have entered into Lease Agreement, Contract No. 23-1279 dated December 5, 2023, the first Amendment dated July 9, 2024 (collectively "The "Lease"), wherein LANDLORD leases certain premises to the COUNTY for a term that is projected to expire on September 30, 2039; and,

WHEREAS the COUNTY and LANDLORD now desire to amend the Lease to reflect the revised final Tenant Improvement costs and all current and prior Change Orders as of the date this Second Amendment is mutually executed, which include an increase of \$1,637,864.30 to be paid in a lump sum within ten (10) business days following execution of this Second Amendment. In addition, the rent schedule will be revised to include a one-time lump sum advanced payment of rent in the amount of \$375,375.84 within ten (10) business days from execution of this Second Amendment, representing four (4) months of base rent, and amend certain other terms of the Lease as set forth in this amendment (the "Second Amendment"); and,

WHEREAS, the LANDLORD shall credit COUNTY for the advanced payment of rent in the amount of \$375,375.84 towards four (4) months base rents in full applied during months nine through twelve of the first year of the lease term.

NOW, THEREFORE, in consideration of mutual covenants and conditions and the foregoing recitals which are hereby incorporated by reference, the parties hereto agree the Lease is amended as follows:

1. Effective as of the date this Second Amendment is mutually executed, DELETE in its entirety the existing **Paragraph K, MONTHLY RENT FOR PREMISES**, in **SECTION I - BASIC LEASE PROVISIONS** and SUBSTITUTE therefore the following as a new **Paragraph K, MONTHLY RENT FOR PREMISES**, in **SECTION I – BASIC LEASE PROVISIONS**:

- a. County has provided one lumpsum payment of \$1,801,704 to the Lessor to cover the prevailing wage costs, which was provided by County to the Lessor prior to the commencement of construction.

**K. MONTHLY RENT FOR PREMISES**

Lease Year	Monthly Rent	Monthly Amortization of Improvements	Total Monthly Payment
Lease Year 1*	\$93,843.96	\$37,513.06	\$131,357.02
Lease Year 2	\$97,128.50	\$37,513.06	\$134,641.56
Lease Year 3	\$100,528.00	\$37,513.06	\$138,041.06
Lease Year 4	\$104,046.48	\$37,513.06	\$141,559.54
Lease Year 5	\$107,688.10	\$37,513.06	\$145,201.16
Lease Year 6	\$111,457.19	\$37,513.06	\$148,970.25
Lease Year 7	\$115,358.19	\$37,513.06	\$152,871.25
Lease Year 8	\$119,395.72	\$37,513.06	\$156,908.78
Lease Year 9	\$123,574.57	\$37,513.06	\$161,087.63
Lease Year 10	\$127,899.68	\$37,513.06	\$165,412.74
Lease Year 11	\$132,376.17	\$37,513.06	\$169,889.23
Lease Year 12	\$137,009.34	\$37,513.06	\$174,522.40
Lease Year 13	\$141,804.67	\$37,513.06	\$179,317.73
Lease Year 14	\$146,767.83	\$37,513.06	\$184,280.89
Lease Year 15	\$151,904.70	\$37,513.06	\$189,417.76

\*Lump sum payment representing four (4) months of base rent in the amount of \$375,375.84 shall be advanced by County and credited towards months nine (9) through, and inclusive of, twelve (12) during Lease Year 1.

2. Effective as of the date this Second Amendment is mutually executed, DELETE in its entirety the existing **Paragraph N, IMPROVEMENTS**, in **SECTION I - BASIC LEASE PROVISIONS** and **Exhibit “B” – IMPROVEMENTS WORK LETTER**, and SUBSTITUTE therefore the following as a new **Paragraph N, IMPROVEMENTS**, in **SECTION I – BASIC LEASE PROVISIONS**, and **Exhibit “B” – IMPROVEMENTS WORK LETTER** referred to herein and incorporated into the Lease. New **Paragraph N**, to read as follows:

**N. IMPROVEMENTS**

On or before the Projected Commencement Date, LANDLORD shall, at its sole cost and expense, Substantially Complete the Improvements in accordance with the Improvement Work Letter attached hereto and made a part hereof as Exhibit “B”, the Floor Plan and Site Plan attached hereto and made a part hereof as “Exhibit “B-1”.

3. Effective May 20, 2025, DELETE in its entirety the existing **Paragraph 57, CAMPAIGN CONTRIBUTION DISCLOSURE (SB 1439)** and **Exhibit “I” – Campaign Contribution Disclosure (SB 1439)**, and SUBSTITUTE therefore the following as a new **Paragraph 57, LEVINE ACT CAMPAIGN CONTRIBUTION**

**DISCLOSURE and Exhibit “I” – Levine Act Campaign Contribution Disclosure** attached and incorporated herein, which shall read as follows:

**“57. LEVINE ACT CAMPAIGN CONTRIBUTION DISCLOSURE.**

LANDLORD has disclosed to the County using “Exhibit I” – Levine Act Campaign Contribution Disclosure, whether it has made any campaign contributions of more than \$500 to any member of the Board of Supervisors or other County elected officer [Sheriff, Assessor-Recorder-Clerk, Auditor-Controller/Treasurer/Tax Collector and the District Attorney] within the earlier of: (1) the date of the submission of Landlord’s proposal to the County, or (2) 12 months before the date this Lease was approved by the Board of Supervisors. LANDLORD acknowledges that under Government Code section 84308, LANDLORD is prohibited from making campaign contributions of more than \$500 to any member of the Board of Supervisors or other County elected officer for 12 months after the County’s consideration of the Lease.

In the event of a proposed amendment to this Lease, the LANDLORD will provide the County a written statement disclosing any campaign contribution(s) of more than \$500 to any member of the Board of Supervisors or other County elected officer within the preceding 12 months of the date of the proposed amendment.

Campaign contributions include those made by any agent/person/entity on behalf of the LANDLORD or by a parent, subsidiary, or otherwise related business entity of LANDLORD.”

4. This Amendment may be executed in any number of counterparts, each of which so executed shall be deemed to be an original, and such counterparts shall together constitute one and the same Amendment. The parties shall be entitled to sign and transmit an electronic signature of this Amendment (whether by facsimile, PDF or other email transmission), which signature shall be binding on the party whose name is contained therein. Each party providing an electronic signature agrees to promptly execute and deliver to the other party an original signed Amendment upon request.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

5. All other provisions and terms of the Lease shall remain the same and are hereby incorporated by reference. In the event of any conflict between the Lease and this Second Amendment, the terms of this Second Amendment shall control.

**END OF SECOND AMENDMENT.**

**COUNTY**  
**SAN BERNARDINO COUNTY**

**LANDLORD:**  
**AIAT, LLC.**

►  
\_\_\_\_\_  
Dawn Rowe, Chair, Board of Supervisors

By ► \_\_\_\_\_

Dated: \_\_\_\_\_  
SIGNED AND CERTIFIED THAT A COPY OF THIS  
DOCUMENT HAS BEEN DELIVERED TO THE  
CHAIRMAN OF THE BOARD

Name Mr. Mohammad Lutfi

Title Principal Member

Lynna Monell  
Clerk of the Board of Supervisors  
San Bernardino County

By \_\_\_\_\_  
Deputy

Dated: \_\_\_\_\_

Address 2509 W/ Beryl Ave

Anaheim, CA 92804

**FOR COUNTY USE ONLY**

Approved as to Legal Form

Reviewed for Contract Compliance

Reviewed/Approved by Department

►  
\_\_\_\_\_  
John Tubbs II, Deputy County Counsel

►  
\_\_\_\_\_

►  
\_\_\_\_\_  
Terry W. Thompson, Director, RESD

Date \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_

## **EXHIBIT "B"**

### **IMPROVEMENT WORK LETTER**

Concurrently with the execution of this Improvement Work Letter, LANDLORD and COUNTY have entered into the Lease for the Premises. All terms not defined herein have the same meaning as set forth in the Lease. To the extent applicable, the provisions of the Lease are incorporated herein by this reference.

1. LANDLORD shall, at its sole cost and expense, construct the improvements ("Improvements") at the Premises and, if applicable, at the Building and the Property in accordance with the plans and specifications set forth on Exhibit B-1, attached hereto and incorporated herein by reference (the "Premises Design Standards and Specifications"), County has the right to modify any premises design standards and specifications at no cost until December 29, 2023, this Improvement Work Letter, and the Lease, including but not limited to Paragraph 12, LEGAL COMPLIANCE, provided that the cost of the Improvements is amortized over the Lease Term and such amortized amount is payable monthly as set forth in the Basic Lease Provisions. The parties agree that LANDLORD'S total fixed cost for the Improvements is One Million Three Hundred Thirty-One Thousand One Hundred Twenty-one and 00/100 Dollars (\$1,331,121.00) (\$40/SF) ("Fixed Improvement Cost"), which includes the cost of the improvements plus interest at eight percent (8%). Any cost exceeding The Fixed Improvements Cost shall be amortized monthly over the initial Term of this Lease at an estimated Thirty Seven Thousand Three Hundred and Seventy Five Dollars 06/100 (\$37,513.06) per month ("Monthly Amortized Improvement Payment") payable by COUNTY as of the Commencement Date, in addition to the One Million Six Hundred Thirty-Seven Thousand Eight Hundred and Sixty-Five Dollars 30/100 (\$1,637,864.30) lump sum payable by COUNTY following execution of the Second Amendment. Any amounts incurred by LANDLORD for the Improvements in excess of the Fixed Improvement Cost shall be the LANDLORD'S sole responsibility at its sole cost and expense without reimbursement by the COUNTY unless the such excess costs are: (a) solely due to COUNTY Change Orders (as defined in Paragraph 3 of this Exhibit "B"); or (b) solely due to unforeseen costs to the Improvements set forth in the Lease that are outside of LANDLORD'S reasonable control and could not have been prevented by commercially reasonable precautions or value engineering, provided that such unforeseen cost have been approved by both parties in writing prior to the commencement of any work causing such increased costs ("Approved Unforeseen Cost"), provided further that, notwithstanding anything to the contrary in this Exhibit or the Lease, the cumulative total cost of any such approved change orders and approved unforeseen cost shall not exceed \$100,000. Any proposed COUNTY Change Order(s) or proposed Unforeseen Costs to exceed \$100,000 shall be by a mutually agreed amendment, which is subject to the approval by the COUNTY'S Board of Supervisors in its sole discretion.

2. LANDLORD shall, at its sole cost and expense, furnish all of the design, material, labor and equipment required to construct the improvements and shall apply for and obtain, all permits, licenses, certificates, and approvals necessary for the construction of the Improvements. LANDLORD shall provide all site plans for the Premises, the Building, and the Property, including Building elevations and exterior finishes, space design plans, construction plans, and a complete set of the bid drawings and specifications. The bid drawings shall be provided to COUNTY on reproducible transparent vellum with the architect's/engineer's professional stamp and signature and on a compact disc-recordable (CD-R) in an Adobe Acrobat file format (.pdf file extension) and on AutoCAD software (.dwg file extension). The plans and specifications for the Improvements shall be submitted as a reproducible hardcopy and copied on a CD-R with formats compatible with Microsoft Word.

3. LANDLORD shall not modify the Improvements without obtaining the prior written consent of the COUNTY's RESD representative, as the authorized COUNTY agent for the Improvements. In the event LANDLORD makes any modifications to the Improvements without COUNTY's prior written consent, COUNTY shall have no liability for any costs incurred and LANDLORD shall be solely responsible for said costs and for any costs incurred to return the affected portion of the Improvements to its original specifications. During construction of the Improvements, if COUNTY's authorized COUNTY RESD representative proposes any modifications to or additional work that are not set forth in Exhibit "B-1", Premises Design Standards and Specifications, LANDLORD shall, prior to commencing any proposed work, promptly provide pricing and schedule impacts to COUNTY for the proposed work. If the parties mutually agree to proceed with the proposed

modification or additional work to the Improvements ("COUNTY Change Order Work"), the authorized representatives of the Parties shall execute a change order document ("COUNTY Change Order") setting forth the agreed specifications, costs, and schedule impact, if any, for the COUNTY Change Order Work and LANDLORD shall promptly complete said COUNTY Change Order Work. In addition to the cost of the COUNTY Change Order Work, COUNTY shall pay LANDLORD an administrative fee calculated at ten percent (10%) of the cost of the COUNTY Change Order Work. Upon LANDLORD's Substantial Completion of the COUNTY Change Order Work and acceptance of the Improvements for COUNTY's intended use, subject to latent defects and the representations, warranties, and provisions of the Lease. COUNTY shall pay LANDLORD for the COUNTY Change Order Work by separate purchase order (and not by additional amortization into the rent) within ninety (90) days after COUNTY's receipt of an itemized invoice, proof of payment, lien releases, and any other documents requested by COUNTY for the COUNTY Change Order Work, provided that such payment shall in no event be due prior to the Commencement Date. The authorized COUNTY RESD representative may process one or more COUNTY Change Orders in accordance with this Paragraph 3, provided that, notwithstanding anything to the contrary in the Lease or this Improvement Work Letter, the cumulative total of all agreed COUNTY Change Orders shall not exceed \$100,000. Any proposed COUNTY Change Order(s) that cause the cumulative total of all agreed COUNTY Change Orders to exceed \$100,000 shall be processed by a mutually agreed amendment to the Lease that is executed by the parties.

4. In the event LANDLORD contracts for the construction of the Improvements or any portion thereof, LANDLORD shall comply with the provisions of the California Public Contract Code 22000 through 22045 regarding bidding procedures and Labor Code Section 1720.2 and 1770 et seq. regarding general prevailing wages, including, but not limited to, those requirements set forth on Exhibit "H", attached hereto and incorporated herein by reference. LANDLORD shall indemnify, defend (with counsel reasonably approved by COUNTY) and hold harmless COUNTY and its officers, employees, agents, and contractors from any, and all claims, actions, losses, damages and/or liability arising out of or related to the obligations set forth in this paragraph. LANDLORD's indemnity obligations shall survive the expiration or earlier termination of the Lease and such obligations shall not be limited by the existence or availability of insurance.

5. Following the mutual execution of the Lease, Landlord shall promptly and diligently proceed with the construction of the Improvements and use reasonable speed, diligence, and good faith efforts to Substantially Complete the Improvements on or prior to July 31, 2025 ("Projected Occupancy Date"). The Improvements shall be deemed "Substantially Complete" upon the occurrence of all of the following: (i) LANDLORD has substantially completed the Improvements in accordance with the Specifications, subject only to minor punchlist items as mutually agreed by the Parties; (ii) COUNTY's receipt of a certificate of occupancy for the Premises, and if applicable, the Building and the Property, issued by all relevant governmental authorities; and (iii) written acceptance by an authorized agent of COUNTY for the Improvement for COUNTY's intended use, subject to latent defects and the representations, warranties, and provisions of the Lease.

6. All punchlist items shall be completed by LANDLORD within thirty (30) days after the Improvements are Substantially Completed. In the event that LANDLORD fails to complete said punchlist items within said thirty (30) days and the Commencement Date has occurred, for the period of time from the Commencement Date through the time that the punch list items are all completed, COUNTY shall only pay eighty percent (80%) of the Monthly Rent and other sums due under the Lease with the remaining twenty percent (20%) of the Monthly Rent and other sums due to accrue but shall not be paid to LANDLORD until all such punchlist items have been completed and agreed by COUNTY. If COUNTY withholds Monthly Rent or other sums due under this paragraph, COUNTY shall not be in default of the Lease and no interest or service charges shall be added to the amounts due LANDLORD upon completion of the punchlist items.

7. In order to meet the Projected Occupancy Date, the Parties agree on the following schedule for each of the construction milestones.

<u>Milestones</u>	<u>Projected Completion Date</u>	<u>Critical Completion Date</u>
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Preparation and submittal of Building and site plans to the City of San Bernardino ("City")	Completed	Completed
Approval and permit Issuance of Building and site plans by City agencies	Completed	Completed
Site work and Building construction	June 2, 2025	June 15, 2025
Construction of Improvements and Certificate of Occupancy issued by City	June 16, 2025	July 31, 2025

8. LANDLORD shall provide COUNTY with a written progress report every thirty (30) days during the construction of the Improvements. The report shall contain the most current information regarding progress, completions, and delays for each milestone of the construction schedule. LANDLORD shall further provide COUNTY with written notice upon LANDLORD's completion of each milestone of the above construction schedule. COUNTY and its representatives shall be given reasonable notice of and may attend all project meetings, including all design review meetings and construction meetings. At COUNTY's option, Landlord shall meet with COUNTY monthly (or more frequently if reasonably required by COUNTY) to provide detailed progress reports.

9. LANDLORD acknowledges and agrees that its failure to meet any of the above Projected Completion Date(s) will mean that LANDLORD will not be able to deliver the Premises with all Improvements Substantially Completed by the Projected Occupancy Date. LANDLORD further acknowledges and agrees that late delivery to COUNTY of the Premises with all Improvements Substantially Completed will cause COUNTY to incur costs not contemplated by the Lease, the exact amount of such costs being extremely difficult and impracticable to fix. Therefore, if LANDLORD fails to meet any of the above Projected Completion Date(s) or fails to deliver the Premises with all Improvements Substantially Completed by the Projected Occupancy Date, LANDLORD agrees to pay COUNTY liquidated damages in the amount of Five Hundred and 00/00 Dollars (\$500.00) for each day of delay, commencing on the day immediately following the Projected Occupancy Date until the day the Projected Occupancy Date occurs. The parties agree that this amount for liquidated damages represents a fair and reasonable estimate of the costs that COUNTY will incur by reason of late delivery. Acceptance of any amount of liquidated damages shall not constitute a waiver of LANDLORD's default or prevent COUNTY from exercising any of the other rights and remedies available to COUNTY at law or in equity.

10. In the event that LANDLORD fails to meet any of the above Critical Completion Date(s) or the does not deliver the Premises with all Improvement Substantially completed by July 31, 2025 ("Critical Occupancy Date"), COUNTY shall have the right to elect to terminate the Lease upon written notice to LANDLORD; in which event, neither Party shall have any further obligations to the other, except for those obligations that expressly survive the termination of the Lease. In the event that COUNTY elects to so terminate the Lease, COUNTY's election shall be in writing and shall be given after the subject Projected Completion Date, Critical Completion Date, or Critical Substantial Completion Date has been missed but prior to LANDLORD's completion of the subject milestone completion and LANDLORD's notification of the same to COUNTY.

11. Notwithstanding Paragraphs 6, 7, and 8 of this Improvement Work Letter, in the event LANDLORD, after exercising all due diligence, is unable to meet any of the above mentioned Projected or Critical Completion Dates or the Projected or Critical Occupancy Date(s) due to reasons which LANDLORD proves are outside the control of LANDLORD, such reasons include but are not limited to acts of God, unreasonable acts of governmental agencies causing unavoidable delays (the normal and reasonable times for review, action and reasonably anticipated delays by governmental agencies are already included in the timing of the Critical Completion Dates), strikes, or labor troubles, then the Projected or Critical Completion Dates(s) or the Projected or Critical Occupancy Date(s) shall be extended for a period equivalent to the period of such delay, provided that as soon as LANDLORD becomes aware or should in the exercise of due diligence have become aware of any facts or circumstances that may or will cause such a delay, LANDLORD shall immediately provide written notice to COUNTY of any such delay or anticipated delay. In the event LANDLORD fails to timely notify COUNTY in writing of any such delay or anticipated delay, the provisions of this Paragraph 11 shall not apply to such delay

or anticipated delay and the Projected or Critical Completion Dates, or the Projected or Critical Occupancy Date(s) shall remain unmodified.

12. Until the Improvements are Substantially Completed and all minor punchlist items have been completed, LANDLORD understands and agrees that LANDLORD shall not sell the Property, assign the Lease, or transfer a controlling interest in LANDLORD person or entity or the Premises to a third party ("Transfer") without COUNTY's prior review and written approval. In the event LANDLORD desires to make a Transfer, LANDLORD shall submit a written request to COUNTY along with all relevant documents regarding the proposed Transfer to COUNTY for its review and consent. COUNTY's consent shall be deemed denied in the event COUNTY does not respond to LANDLORD's Transfer request. In the event COUNTY consents to LANDLORD's Transfer request, the Parties shall execute an amendment to the Lease to confirm the Transfer.

13. During construction of the Improvements, LANDLORD shall allow COUNTY to: (i) have early access ("Early Access") to the Premises at no cost and at any time prior to the Commencement Date for the purpose of COUNTY or its representatives installing communications equipment, modular furniture, alarms and such other items that COUNTY may reasonably desire and to inspect the status of the construction of the Improvements, provided that nothing herein contained shall be construed as creating an obligation upon COUNTY to make such inspections, and it is Landlord's obligation to insure that the Improvements are completed in compliance with the plans and specifications COUNTY shall exercise its Early Access rights at a time and in a manner that will not unreasonably interfere with LANDLORD's construction of the Improvements and any such Early Access shall not affect the Commencement Date or the Expiration Date; and/or (iii) have early use ("Early Use") of the Premises or any portion thereof at any time prior to the Commencement Date. COUNTY shall exercise its Early Use rights at a time and in a manner that will not unreasonably interfere with LANDLORD's construction of the Improvements. If COUNTY exercises its Early Use rights as to the Premises or any portion thereof, the terms of the Lease shall be in effect, provided if COUNTY's Early Use is as to a portion of the Premises, Monthly Rent shall be pro-rated based on the area of COUNTY's Early Use and such Early Use or vacation thereof shall not constitute COUNTY's acceptance of the Premises or the Improvements or any portion thereof as Substantially Complete. Any such Early Use shall not affect the Commencement Date or the Expiration Date. All other terms of the Lease shall, however, be in effect during such period.

14. For a period of two (2) years from Substantial Completion, the Improvements shall be warranted by Landlord against defects in design, materials, and workmanship. Without limiting Landlord's repair obligations to the extent expressly set forth in the Lease, Landlord shall, at Landlord's expense, promptly repair or replace any such defective Improvement evidenced by written notice from County to Landlord within such two (2) year period.

15. During the Lease Term, Landlord warrants the Improvements against all latent defects and the failure of the Improvements to be completed in accordance with the plans and specifications. The warranties set forth in Paragraph 14 and Paragraph 15 herein cover all design, labor, materials, and equipment required to perform any required repairs or other remediation resulting from the breach of any such warranty. Upon and following Substantial Completion, Landlord shall enforce for the benefit of County all such warranties and guarantees relating to the Improvements and all equipment and building systems comprising a portion of the Improvements. Landlord's failure to honor any such warranty made by Landlord shall be a default by Landlord under the Lease.

IN WITNESS WHEREOF, LANDLORD and COUNTY have caused this Improvement Work Letter to be duly executed by their authorized representatives as of the date of the Lease.

**COUNTY:**  
**SAN BERNARDINO COUNTY**

**LANDLORD:**  
**AIAT, LLC.**

By: \_\_\_\_\_  
Dawn Rowe, Chair  
Board of Supervisors

By: \_\_\_\_\_  
(Mr. Mohammad Lutfi)

Title: Principal Member

Date: \_\_\_\_\_

Date: \_\_\_\_\_

SIGNED AND CERTIFIED THAT  
A COPY OF THIS DOCUMENT  
HAS BEEN DELIVERED TO THE  
CHAIR OF THE BOARD

LYNNA MONELL, Clerk of the Board of  
Supervisors

By: \_\_\_\_\_  
Deputy

Date: \_\_\_\_\_

Approved as to Legal Form:

TOM BUNTON, County Counsel  
San Bernardino County, California

By: \_\_\_\_\_  
John Tubbs II, Deputy County Counsel

Date: \_\_\_\_\_

**EXHIBIT “B1”**  
**PREMISES DESIGN STANDARDS AND SPECIFICATIONS**

**HUMAN SERVICES (COUNTY),**  
**CHILDREN AND FAMILY SERVICES DEPARTMENT**  
**2145 – 2185 East Highland Av, San Bernardino**

**GENERAL GUIDELINES:**

This document is intended to be used as a reference for design professionals and a room-by-room list of improvements specific to the project to aid in estimating rough order of magnitude costs.

**HUMAN SERVICES** acknowledges that Exhibit “A” Premises Design Standards and Specifications sets forth the **COUNTY’S** design standards and that not all portions of the **COUNTY’S** design standards will apply to the improvements to be constructed pursuant to the Room-by-Room list in Section 3.0.

**Abbreviations:**

<b>AP1</b>	-	<b>Acoustical panels</b>
<b>CACB</b>	-	<b>COUNTY approved color board</b>
<b>C1</b>	-	<b>Carpet tiles</b>
<b>CT1</b>	-	<b>Ceramic or porcelain floor tile (lobby)</b>
<b>CT2</b>	-	<b>Glazed ceramic wall tile (restroom)</b>
<b>CT3</b>	-	<b>Glazed ceramic wall tile (accent)</b>
<b>CT4</b>	-	<b>Ceramic or porcelain floor tile (restroom/janitor)</b>
<b>P1</b>	-	<b>Low Sheen/Eggshell (main color)</b>
<b>P2</b>	-	<b>Low sheen/Eggshell (accent)</b>
<b>P3</b>	-	<b>Low sheen/Eggshell (accent)</b>
<b>P4</b>	-	<b>Semi-gloss</b>
<b>B1</b>	-	<b>Ceramic tile wall base</b>
<b>B2</b>	-	<b>Rubber wall base</b>
<b>VCT</b>	-	<b>Vinyl Composition tile flooring</b>
<b>LVT</b>	-	<b>Luxury vinyl tile (planks)</b>
<b>WF</b>	-	<b>Walk-off flooring</b>
<b>EF1</b>	-	<b>Elastomeric flooring (color 1)</b>
<b>EF2</b>	-	<b>Elastomeric flooring (color 2)</b>
<b>EF3</b>	-	<b>Elastomeric flooring (color 3)</b>

**1.0 CONSTRUCTION GUIDELINES**

**1.1 CEILINGS:**

- a. 2' x 4' suspended acoustic ceiling with exposed ceiling tile tee systems, white. Fire rated system in areas required by the applicable Code.
- b. Ceiling height to be nine feet (9'-0”), unless otherwise specified.
- c. Three-fourths inch (3/4”) thick Armstrong #1811 Fine Fissured High NRC acoustical ceiling panels, NRC range 0.70, color - white.

**1.2 LIGHTING:**

- a. 2' x 4' drop-in fixtures or as allowed by current Energy Codes. Lighting must meet all Building Codes applicable to the building types in this project. All rooms to have separate lighting controls (switches or light sensors).
- b. Lighting fixtures must run parallel of work surfaces or shelving units in storage rooms. All reflected ceiling plans (light fixture locations) must be reviewed and coordinated with the modular furniture vendor and approved by the **COUNTY**.
- c. Provide additional emergency lighting in all restrooms. If lighting fixtures are utilized for emergency battery back-up lighting purposes, they must be marked by dots (no larger than 1/4") or equivalent for easy identification. Dots must be able to be seen from floor level.
- d. All light switches that control lighting in lobbies or open work area are to be ganged together in the adjacent lobbies or open work areas. No light switches are to be located in areas used by the public.
- e. Lighting controls should be located convenient to the designated employee entrance.
- f. Locations of all light switches are to be approved by **COUNTY**.
- g. **LANDLORD** will be responsible for compliance with Title 24 including controlled electrical connection to **COUNTY** provided system furniture, per applicable energy code/s.

### 1.3 **AIR CONDITIONING:**

- a. The facility HVAC system shall be zone controlled with rooms of similar use in each zone to provide an even comfortable temperature throughout the facility as defined by the Mechanical Engineering Standards of ANSI/ASHRAE and SMACNA for duct design unless noted otherwise. **COUNTY** to approve HVAC zones.
- b. Where existing construction is altered and/or the use of any portion of the building is changed; **LANDLORD** shall provide testing, adjusting and balancing of the HVAC system to maintain the standard in paragraph 1.3(a).
- b. **LANDLORD** shall provide the **COUNTY** with a copy of the air and hydronic balance report from a "third party" firm duly licensed to inspect and certify the performance of the HVAC and other environmental systems.
- c. **LANDLORD** shall make any adjustments, repairs or replacement of equipment necessary to maintain the standard in paragraph 1.3(a).
- d. Air conditioning supply register: Shall be a two-way adjustable type if near a wall and four-way adjustable if in a room or open area. All registers are to be covered with tamper proof shields. Supply and return registers are to be approved by **COUNTY**.
- e. All rooms are to have ducted air conditioning supplies and returns. Except the Janitor, IDF and Telephone rooms.
- f. All main heating and air conditioning temperature controls shall be hard wired and placed in electrical room with hard wired remote sensors placed in locations not accessible to tampering. All control locations are to be approved by **COUNTY**.
- g. Air conditioning requirements for the Telephone/Data Room are included in **ITD Telecommunications Spaces Section 2.0**.

### 1.4 **CEILING FANS:**

- a. Ceiling fans to be installed as noted on the floor plans and/or listed in the **Room-by-Room Section 3.0**.
- b. Fans are to be all white, 52", 5 blades, three speeds, no lights and utilize in-wall controls. Acceptable manufacturer: Hunter Fan Company or **COUNTY** approved equal.
- c. Fan blades to be minimum of eight feet above finish floor unless otherwise approved by **COUNTY**.
- d. Fan controls shall be installed near lighting controls or convenient to the fan.

### 1.5 **WINDOW COVERINGS:**

- a. **LANDLORD** to provide window coverings at all windows unless otherwise noted or approved by **COUNTY**.
- b. Window coverings to be roller shade type providing solar insulation to reduce glare and heat gain. Type to be consistent throughout facility. Product, material and design to be approved by **COUNTY**. Acceptable manufacturer: Mecho, [www.mechoshade.com](http://www.mechoshade.com), or **COUNTY** approved equal.

## 1.6 **WALL CONSTRUCTION:**

### **INTERIOR WALLS:**

- a. The interior sides of all concrete or block walls are to be furred with a textured drywall finish, unless otherwise noted and approved by **COUNTY**.
- b. All interior walls shall be constructed to 4" above ceiling, at a minimum, unless otherwise noted and approved by **COUNTY**.
- c. All interior walls shall be finished with textured drywall, both sides, unless otherwise noted and approved by **COUNTY**.
- d. Drywall: add for 1-hour separations per revised plans, add for plan revisions, add for impact resistant drywall where indicated approved by **COUNTY**.
- e. **COUNTY** to approve below grade footings for wall and building support.
- f. **COUNTY** to approve framing details of any changes in wall locations.

### **INSULATION/SOUNDPROOFING:**

- c. All wall cavities around hallways, restrooms, private offices, breakrooms; meeting/conference rooms, lobby areas and any special areas as specified by **COUNTY** shall be completely filled with insulation to help reduce sound transmission.
- d. If walls in these areas do not extend above T-bar, sound tape must be installed between finished ceiling and top wall track.

### **BACKING FOR ELECTRONIC EQUIPMENT:**

- e. Walls in conference rooms, lobbies and some offices may need backing for wall-mounted AV displays. **Room-by-Room Section 3.0** for additional information.

## 1.7 **WALL FINISHES:**

### **TILE:**

- a. See "**RESTROOM FACILITIES**" section or as noted on the floor plans and/or listed in the **Room-by-Room Section 3.0**.

### **PAINT:**

- b. All interior walls shall be orange peel textured with one coat of primer. Apply color topcoats needed to match the selected color chip provided by manufacturer, with a minimum of two coats of paint, the final coat rolled on for a smooth finish.
- c. Acceptable manufacturers: Dulux, Sinclair, or Dunn-Edwards.
- d. Paint colors (**P1**) Low sheen/Eggshell, (**P2**) Low sheen/Eggshell accent, (**P3**) Low sheen/Eggshell accent and (**P4**) Semi-gloss to be approved by **COUNTY**. Placement of accent **P2**, **P3** and Semi-gloss **P4** within the facility to be approved by **COUNTY**. All other painted walls will be **P1**.
- e. "Drawdowns" of selected paint colors to be provided prior to commencing work.

## 1.8 **NOT USED:**

## 1.9 **NOT USED:**

## 1.10 **FLOORING:**

### **GENERAL:**

- a. All slabs/subfloors to be prepared per manufacturer's recommendations and such that all areas are level, smooth and free of debris.
- b. All flooring to be installed per manufacturer's recommendations and as applicable to maintain warranty.
- c. Moisture testing of concrete slabs is required prior to start of work.
- d. **LANDLORD** to comply with all applicable laws/regulations regarding asbestos testing.
- e. **COUNTY** to approve plumbing: add (12) floor sinks, upgrade of (34) water heaters, add (1) drinking fountain, add (2) 3-compartment stainless scullery sinks, add (2) janitor sinks, (1) laundry rough and connect, add (5) floor drains, add 245' underground waste piping, add 320' overhead water piping, upgrade water service to 2" at (3) meters.
- f. **COUNTY** to approve location for demolishing concrete due to trenching for plumbing.

### **CARPET:**

- e. High-density carpet squares (**C1**). Manufacturer, type, color and placement in facility to be approved by **COUNTY**. The **COUNTY** is requesting when able to move toward a no VOC carpet installation whenever possible.
- f. Install per manufacturer recommendations, using only manufacturer's approved adhesives and seam sealers as needed and as applicable to maintain manufacturer's warranty.
- g. Rubber base to be installed in all carpeted areas. Manufacturer, type, color and placement in facility to be approved by **COUNTY**. Installation to be as per manufacturer recommendations.

### **VINYL FLOOR:**

- h. Manufacturer, type, color and placement to be approved by **COUNTY**. **COUNTY** to designate vinyl floor selection and room location.  
Armstrong Exelon vinyl tile (**VT**) 1/8" gauge, 12" x 12" with 4" rubber wall base. Manufacturer, type, color and placement to be approved by **COUNTY**.
- i. Vinyl planking manufacturer, type, color and placement to be approved by **COUNTY**.
- j. Welded seam manufacturer, type, color and placement to be approved by **COUNTY**.

### **PORCELAIN OR CERAMIC FLOOR TILE:**

- k. Glazed floor tile (**CT1**) and (**CT4**) installed with a sanitary base to be of same manufacturer of tile selected. All flooring must meet ADA guidelines. Manufacturer, size, type, color, grout, and placement to be approved by **COUNTY**. (See: **RESTROOM FACILITIES** for additional tile requirements).

### **WALK-OFF FLOORING:**

- l. When specified in **Room by Room Section 3.0**, entry/exit door areas in carpeted rooms to have commercial walk-off carpet tiles installed in a minimum five foot square area in front of the door or as shown on plan. Material to be coarse solution dyed fibers sufficient to scrape and remove dirt, debris and moisture from foot traffic and resistant to fading from exposure to sunlight. Install per manufacturer's requirements using alternate adhesion method. Product, size and placement to be approved by **COUNTY**.
- m. When specified in **Room by Room Section 3.0**, entry/exit door areas in tiled rooms to have a shallow recessed commercial walk-off carpet tiles or entrance floor mat system installed

in a minimum five foot square area in front of the door(s) or as shown on plan. Material to include coarse solution dyed fibers sufficient to scrape and remove dirt, debris and moisture from foot traffic and resistant to fading from exposure to sunlight. Install per manufacturer's requirements using alternate adhesion method. Product, size and placement to be approved by **COUNTY**.

**ELASTOMERIC:**

- n. When specified in Room by Room Section 3.0 and/or indicated on construction documents, elastomeric flooring to be a resinous flooring system, ergonomic, sound dampening, and low or no emission. Product, colors (**EF1, EF2, EF3**), and design to be approved by **COUNTY**.
- o. Flooring system to be fluid applied, pigmented self-leveling and to consist of the following components: Primer, Body Coat and Top Coat/Color Sealer.
- p. Acceptable manufacturer: Sika Corporation, [www.sikafloorusa.com](http://www.sikafloorusa.com) or **COUNTY** approved alternate.

**1.14 SIGNAGE:**

**INTERIOR:**

- a. **LANDLORD** shall provide all Code required signs including, but not limited to, ADA, emergency evacuation and directional interior signage. **COUNTY** to approve wayfinding signage.
- b. Wayfinding signage to be coordinated with **COUNTY** and provided for Public areas (i.e. Lobbies).
- c. Room numbers to be provided and coordinated with **COUNTY**.

**EXTERIOR:**

- a. If exterior signage/monuments are present **COUNTY** has first right of refusal/approval to use as representing the **COUNTY**. **LANDLORD** will be responsible for design modifications, permits, fees and/or removal disposal costs.
- b. **LANDLORD** will provide exterior premises signage, as consistent with adjacent building/businesses, if applicable, and as approved by **COUNTY**.
- c. Raised, non-illuminated letters, monument type on stand-alone buildings, per City regulation and **COUNTY** approval.
- d. **LANDLORD** to provide building signage to have address and logo, **COUNTY** to approve logo design, (**COUNTY** to provide approved County branding/logo information packet).
- e. **LANDLORD** to provide entry door signage: County name, agency name, and hours of operation and County "No Smoking" verbiage as allowed by jurisdiction and **COUNTY** approved.

**1.15 CABINETRY:**

- a. Unless otherwise noted, all exterior surfaces are to be of high-pressure laminate. All countertops to be of solid surface and/or high-pressure laminate with finished edges. If using high-pressure laminate materials the seams shall be placed and installed away from all water sources. Material and colors and shop drawings are to be approved by **COUNTY** prior to manufacturing.
- b. The inside of cabinets and drawers are to be completely lined with thermal fused material white in color.
- c. Unless otherwise noted, adjustable shelves in all cabinets,  $\frac{3}{4}$ " stock, thermal fused laminate material installed on all sides.

- d. Where water is present, countertop edges are to be elevated bull-nose or V-cap, with flat end trim. Counters in open areas must have rounded (radiused) corners.
- e. Heavy-duty hinges on all lower cabinets.
- f. ADA hardware on all cabinetry.
- g. 4" toe kick on all lower cabinets, unless prohibited by ADA requirements.

#### **1.16 EMPLOYEE BREAKROOM/ CONFERENCE ROOM COFFEE BAR:**

- a. Locking over-counter storage cabinets and locking under-counter storage cabinets and drawers with counter top per **Section 1.15**. Design and materials to be **COUNTY** approved.
- b. Counter top to be 34" finished height. Design and materials to be **COUNTY** approved.
- c. Soap and paper towel dispensers installed convenient to each sink and paper towel dispensers at each microwave, locations to be approved by **COUNTY**. Dispensers set at location and height to accommodate ADA requirements.
- d. Stainless steel double bowl sink, 36" wide, minimum of 7 ½" deep or at ADA requirements.
- e. ADA approved faucet set, deck mount, gooseneck spigot, stainless steel or chrome finish, washerless. Delta or **COUNTY** approved equal.
- f. Garbage disposal, minimum ½ h.p, In-Sink Erator or **COUNTY** approved equal.
- g. Water heater: Tankless, electric, under-counter. Set at 110 degrees, with a recirculating hot water loop to eliminate hot water wait times. Provide and install as needed to heat water at sinks and coffee station. **COUNTY** to approve selection.
- h. Space for 21 C.F. refrigerators with icemakers. See **Room by Room Section 3.0** for quantities and project specific information. Plumbing connection for icemaker shall be recessed into wall, one per refrigerator.
- i. Space on counter top for 1 ½ C.F. microwave ovens. See **Room by Room Section 3.0** for quantities and project specific information.
- j. All water line connections from recessed valves to refrigerators and/ or coffee stations must be made by **LANDLORD** and deemed operational.
- k. All break rooms shall be designed to minimize the migration of food/cooking smells into the general open work areas. Designs to include the segregation of the break areas into the more utility portions of the building and separately zoning the AC as to not carry odors into other areas, and placing high-volume, quiet exhaust fan/s inside the room at the door exiting into the work area, wiring the fan to the lighting for continual operation.
- l. Each appliance (i.e. microwave, coffee pot, toaster) shall have a dedicated circuit. See **Room by Room Section 3.0** for quantities and project specific information.

#### **1.17 DOORS AND DOOR HARDWARE:**

- a. All door schedules and door hardware to be approved by **COUNTY**.
- b. All interior doors to be solid core wood. Acceptable manufacturer: Haley Bros. Color and finish to be approved by **COUNTY**.
- c. Schlage Heavy-Duty locksets are required and all lock functions are to be **COUNTY** approved, unless otherwise specified.
- d. Von Duprin 99 L-RH (LH for left side handle) 36" push bar panic device, 2060 finish shall be installed at all required panic bars locations. The Von Duprin electronic break away outer trim (L996E) shall be used with all panic devices prepared for the **COUNTY** card access system unless otherwise specified (see **Figure 2**). All other interior doors to have the Securitron UNL-24 electronic strike installed in the door frame where County card access is required. County will connect these card access components with a **COUNTY** approved vendor to a County owned card access system.
- e. Any interior or exterior door utilizing **COUNTY** installed card-access system must have installed at the door: data boxes - one in wall @ 42" from floor and one in ceiling above door for all proximity card readers; door closers; storeroom function locksets and fail-secure

- outer trim. See drawing for required conduit runs and data box installation locations (**Figure 1**).
- f. Push plates and pull handles instead of doorknobs or lever handles on rest room entrance doors, except for single occupant restrooms, or as described on the room-by-room specifications or as allowed by applicable code.
  - g. Occupancy indicator hardware at single occupant restrooms.
  - h. All lockable doors must be pinned using a Grand Master hierarchy. **COUNTY** to approve all sub masters and change keys. A copy of the pinning charts must be submitted to the **COUNTY** with the keys for the facility.
  - i. All hardware must meet or exceed all applicable codes and ADA requirements.
  - j. All exterior doors that lead into the lobby, hallways or any other work areas shall have a solid, waterproof overhead canopy extending at least 3 feet from the door with a width that covers the entire entrance area with overhead lighting below the canopy and above door.
  - k. Door scope viewer: minimum 200 degree viewing angle. Install at all exterior employee entrance/exit doors. **COUNTY** to approve selection.
  - l. Closers: to be installed at exterior doors and doors with card access system. Locations to be approved by **COUNTY**.
  - m. Entrance: storefront doors preferred at main entrance. One for ingress, one for egress and coordinated with the security check procedure as required. **COUNTY** to approve design.
  - n. **COUNTY** to approve door finishes throughout and any door revisions.

## 1.18 **RESTROOM FACILITIES:**

### **EMPLOYEE RESTROOMS:**

- a. All tile, grout, surface materials, and colors to be **COUNTY** approved.
- b. Installation of all components, fixtures and signage must comply with all applicable health, safety, and ADA codes.
- c. Floors: porcelain tile, non-slip finish with sanitary base (**CT4**). Tile and grout colors to be selected by **COUNTY**.
- d. Walls: Glazed ceramic interior wall tile, (**CT2**), tiled floor to ceiling with an accent tile (**CT3**) or feature strip. Use small grout width on all walls. *Custom Building Products-Polyblend*, or *Hydromet Standard/Designer Series* grout. Tile and grout colors to be selected by **COUNTY**.
- e. Ceilings: hard lid type. Semi-gloss paint color (**P4**). Apply per manufacturer's requirements. Color to be selected by **COUNTY**.
- f. Lighting: Recessed can lighting, minimum of one (1) light over each sink and general lighting.
- g. Rimless under-counter sinks with countertop to be 34" finished height or wall mounted sink at single occupancy restrooms. Mirrors to be installed above counters centered on sinks. Size and locations to be approved by **COUNTY**.
- h. Sink faucets to be Sloan, Optima Systems sensor operated electronic hand washing faucet #EAF-200-ISM with transformer, and grid strainer drain assembly #ETF-460-A.
- i. Water heater: Tankless, electric, under-counter. Set at 110 degrees, with a recirculating hot water loop to eliminate hot water wait times. Provide and install in each employee restroom. **COUNTY** to approve selection.
- j. Non-ADA toilets to be Kohler Wellcomme K4350, white, with Olsonite No. 95 ComfortCurve plastic seat, white, Royal Model Flushometer #111 ES-S 1.6 gallon valves with hands free flushing plumbing feature.
- k. ADA toilets to be Kohler Highcliff K4368 with Olsonite No. 95 ComfortCurve plastic seat, white, and Royal Model Flushometer # 111 ES-S 1.6 gallon valves with hands free flushing plumbing feature.

- l. Urinals, white, Kohler Dexter K-5016-ET, with hands free flushing feature.
- m. Stall and urinal partitions are to be brushed Stainless Steel (graffiti resistant) at public restrooms and stainless steel at employee restrooms, **COUNTY** to approve selections. Stalls are to be floor mounted and overhead braced installed per manufacturer's specifications using manufacturer's hardware and fittings in brushed stainless steel finish. Urinal partitions are to be Mills, Model 5, installed using Mills GSA hardware, "Government flanged with Wing Bracket." Install stainless steel privacy strips to cover all stall gaps, including gaps at stall doors.
- n. Floor drains: are to be located central to the stalls, out of the path of travel, under a partition. All floor drain P-Traps shall have a means of filling from a water primer device.
- o. Accessories: minimum of one (1) hands free motion-activated single-towel dispenser per sink, one (1) soap dispenser per sink. Adequate number of trash bins, size, color and location to be determined and approved by **COUNTY**. In each women's restroom stall; sanitary napkin disposal container. In each stall: one (1) seat cover dispenser and multiple toilet paper roll dispenser, one (1) coat hook. Accessories must be ADA compliant, sized to hold adequate supplies, and be approved by **COUNTY** prior to installation.
- p. Automatic air freshener: one per restroom, to be approved by **COUNTY**. Refills to be provided by **LANDLORD**.
- q. Exhaust fans are required in each restroom and should provide one (1) exchange every 10 minutes.
- r. All restrooms to have emergency back-up lights, **COUNTY** to approve design and manufacturer.

#### **PUBLIC/YOUTH RESTROOMS:**

- t. All tile, grout, surface materials, and colors to be **COUNTY** approved.
- u. Stall and urinal partitions are to be brushed Stainless Steel (graffiti resistant)
- v. Diaper changing tables: Provide and install, per all manufacturers' guidelines, in each public restroom: Diaper Deck manufactured by American Infant Care Products, Koala, Rubbermaid Commercial line, or **COUNTY** approved equal.
- w.

#### **1.19 DRINKING FOUNTAIN:**

- a. One (1) wall mounted filtered cooler with bottle filling station per floor, stainless steel finish. Bottle filling unit shall include electronic sensor for no-touch activation. Unit shall include: antimicrobial protected plastic components, pushbar activation, filter with visual monitor to indicate when replacement is necessary. Install per manufacturer's and ADA guidelines.
- b. Acceptable manufacturer: Elkay (see **Figure 6** for product specifications). **COUNTY** to approve model.
- c. **LANDLORD** is responsible for filter maintenance.

#### **1.20 STORAGE:**

- a. When specified in **Section 3.0**: shelf units, forms racks, and mail racks to be ¾" thick thermal fused laminate on all exposed surfaces and firmly secured to the wall. All shelves and dividers are to be glued and either nailed or screwed to the sides, top, bottom, and back of the shelf unit, forms rack, or mail rack. The backs of all shelf units, forms racks, and mail racks are to be ¼" thick finish grade plywood, painted with high gloss paint to match the melamine. Typical designs are included in **Exhibit "A"** (see **Figure 3**). **COUNTY** to approve final layout and bin size designs.

#### **1.21 ELECTRICAL CONNECTIONS:**

- a. **LANDLORD** is responsible for all electrical connections from modular furniture systems to receptacle outlets as required per furniture plans.
- b. Large open work areas to have electrical “J” boxes above ceiling for modular furniture power pole connection. The **COUNTY** requires a minimum of a 3:1 ratio, three (3) cubicles per one (1) electrical 20 amp circuit. **COUNTY** will provide final furniture plan with total “J” boxes and circuits needed.
- c. **COUNTY** to approve all data/phone and duplex locations.
- d. Electrical: add data conduits between IDF rooms, add card reader conduit and boxes, add (4) EV chargers including subpanel and wiring, revised Title 24 controls to include demand response, add power and/or data to (11) gate locations including trench and patch, revise power per furniture vendor, add (114) data rings and stubs, upgrade (34) water heater circuits, add power and data stubs per SBC walk thru on 12/13/24.

#### **1.22 DATA ROOMS, CABLING AND EQUIPMENT:**

Specifications are included in **Exhibit “A” Section 2.0** and as shown on plans for the Data/IDF rooms.

- a. Data outlets to be provided for workstations, copiers, fax machines, TV’s, card reader access system, surveillance system and any other areas specified on plans or in **Section 3.0, Room by Room Improvements**.
- b. **LANDLORD** to provide 1 inch conduit, with pull strings, stubbed out above the ceiling at all data outlet locations. If the ceiling is not accessible for pulling cable, the conduit must home run to the nearest IDF location.
- c. **LANDLORD** to install blank covers over all unused telephone/data outlets.
- d. Telephone and data equipment, lines, and jacks to be installed by **COUNTY**.

#### **1.23 EMPLOYEE EXTERIOR PATIO AREA:**

- a. All building entrance, exit areas, including sidewalk leading to patio are to be concreted and covered. Patio area to have a minimum of 7’ height wrought iron fence with lockable gate. **COUNTY** to approve design of patio areas.
- b. **COUNTY** will require card access at the exterior gate/s for the patio.
- c. **LANDLORD** to provide conduit runs and locking components to support the County card access system. **COUNTY** to approve all components.
- d. **LANDLORD** to supply commercial-type picnic tables with attached benches; model and installation location to be approved by **COUNTY**.
- e. **LANDLORD** shall provide lighting under patio cover and/or wall area.
- f. **LANDLORD** shall provide hose bib water source at the patio location.

#### **1.24 EXTERIOR REFUSE:**

- a. Dumpster enclosure construction to be concrete block for walls with swinging metal gates and cover to minimize vandalism and illegal dumping. one (1) dumpster to be designated for recycling. Design and location of enclosure to be approved by **COUNTY** and must meet all applicable code requirements.
- b. At entrance/exit areas, **LANDLORD** to provide secure tamper-resistant trash receptacles (concrete) with plastic liner and attached lids. Location and style to be approved by **COUNTY**.
- c. At employee entrance/exit areas, **LANDLORD** to provide ash urns (concrete) filled with silica sand. Location and style to be approved by **COUNTY**.

**1.25 MAIL BOX:**

- a. The **LANDLORD** is responsible for providing and installing a properly identified US mail box outside the building that will meet United States Postal Service requirements. Location must be approved by the local Post Master to ensure delivery of mail to this **COUNTY** facility. **COUNTY** to approve size of mail box.

**1.26 DROP BOX:**

- a. The **LANDLORD** will be responsible to install a properly identified drop box for the use of **COUNTY** clients if required by the **COUNTY**. **COUNTY** to approve design and installation location when needed.

**1.27 FIRE ALARM:**

- a. Fire alarm system to be installed at **LANDLORD** expense with all necessary components to meet all applicable codes.
- b. **COUNTY** to approve location of main fire alarm control panel.

**1.28 FLAG POLE:**

- a. **LANDLORD** to provide an exposed height pole to the highest allowable as permitted by local codes and regulations.
- b. Cast aluminum pole.
- c. External single halyard with revolving cast aluminum halyard truck.
- d. Cast aluminum cleat enclosed in an opening, lockable box or other tamperproof arrangement for securing the halyard.
- e. Lighting for the flags to be mounted on building or parking lot pole in accordance with all applicable codes and regulations.

**1.29 PLAN COPIES and REVIEW SETS:**

**LANDLORD** to provide to **COUNTY**:

- a. Two (2) sets of hardcopies and one (1) electronic set (.pdf format) of approved/permitted construction plans prior to commencing construction.
- b. One (1) electronic CAD copy of the same plans in .dwg format at completion of working drawings.
- c. One (1) As-Built set of permitted drawings in .pdf format and one (1) set of red line drawings with building changes noted in red pen, over an approved set of plans; attach Change Orders and Addendum's that reflect the Tenant Improvements only, delivered to the **COUNTY** within 60 days of completion of project.
- d. One reproducible color copy of egress plan reduced to fit an 8.5" x 11" picture frame.
- e. One (1) Design Review Set (.pdf format and hardcopy) at completion of Design Development. **COUNTY** to approve Final Design prior to proceeding with construction documents.
- f. One (1) Progress Set (.pdf format and hardcopy) at 50% completion of construction documents.
- g. One (1) Progress Set (.pdf format and hardcopy) at 90% completion of construction documents prior to Plan Check submittal.

**1.30 LANDSCAPING and PEST CONTROL**

- a. **LANDLORD** to supply, install and maintain landscaping appropriate to the local flora or approved by local city. Design of landscaping near building entrances shall not provide intruders an area of concealment.

- b. **LANDLORD** shall maintain all florals to thrive and maintain a hardy attractive appearance at all times.
- c. **LANDLORD** to keep landscape areas weed and debris free at all times.
- d. **LANDLORD** shall maintain a monthly exterior and interior pest control service and/or provide these services as needed.

### 1.31 **EXTERIOR PARKING**

- a. **LANDLORD** to provide parking in accordance to all applicable codes/ordinances.
- b. **LANDLORD** to provide secured parking area for County vehicles per approved conceptual plans and as listed in **Room by Room Section 3.0**. Gates to secured parking to have County card access system (installed by others). **LANDLORD** to coordinate with County vendor and provide conduit/pathways for card access system.
- c. **LANDLORD** to provide loading areas and “facilities” parking per approved conceptual plans and as listed in **Room by Room Section 3.0**.

### 1.32 **WINDOWS**

- a. In new construction, **LANDLORD** shall design exterior building windows such that office areas, conference rooms and any other appropriate interior areas receive as much natural ambient light as possible.
- b. Windows at private offices shall have sill heights above typical desk work surfaces and have a maximum width of 36 inches, when possible unless noted otherwise and approved by **COUNTY**. Sizes of windows in all other rooms and areas to be determined by architect and approved by **COUNTY**.
- c. All exterior elevation designs for new construction or tenant improvements to existing structures will need to be designed by the **LANDLORD’S** architect and structural engineer and approved by **COUNTY**.

### 1.33 **SECURITY**

#### **SURVEILLANCE SYSTEM:**

- a. When specified in the **Room by Room Section 3.0**, **LANDLORD** to provide conduit as necessary to support the surveillance system (installed by others) for the premises.
- b. Surveillance system (designed by others) to include but not limited to video cameras in parking lot, at building entrances/exits and County vehicle secured parking gates.
- c. **LANDLORD** to provide additional conduit at specified doors to support entrance/exit alarms in connection with the surveillance system.

### 1.34 **CFS CARE SPACES FOR YOUTH (DRAFT)**

## 2.0 **INNOVATION AND TECHNOLOGY COUNTY (ITD) TELECOMMUNICATIONS SPACES**

### 2.1 **TELECOMMUNICATION SPACES DRAWINGS:**

The San Bernardino County COUNTY of Innovation and Technology (ITD) will provide plan and elevation drawings for each telecommunication space specific to the Human Services COUNTY (COUNTY/COUNTY) projects. Drawings must show critical equipment and connectivity: Cabinets and racks, cable management, cable pathways, patch panels, shelving, bonding (grounding), other facility systems if needed. Drawing will indicated access provider (telco services) within the room, security alarm system panels and door access control panels. All power receptacle types including voltage/ampereage output will also be indicated on the communication MDF / IDF drawings.

## **2.2 TELECOMMUNICATION SPACES DIMENSIONS AND LOCATIONS:**

The Equipment room (MDF) shall be a minimum of 12 ft. by 14 ft. in dimension and the Telecommunication room (IDF), if required, shall be a minimum of 10 feet by 10 feet. The Equipment rooms (MDF) should be centrally located on a given floor within the proposed building to support a maximum 295 ft. cable run. Do not use other equivalent area within the building to substitute for this specified location. Equipment rooms (MDF's) are positioned so cable runs exceeding 295 ft. will require a separate communication Telecommunication room (IDF) room. The telecommunication spaces are to be used exclusively for County ICT Telecommunications/Data and COUNTY controlled systems equipment only. No building systems such as; fire alarm, HVAC equipment or other services shall be placed in this room. An emergency battery backup light device shall be installed above the room entrance door. Telecommunication spaces electrical power, flooring, grounding, and backboards shall be completed well in advance of building completion to facilitate the COUNTY communications and security support required to protect COUNTY assets during the building project.

## **2.3 POWER AND ELECTRICAL OUTLETS:**

- a. The main Telephone/Data/Communication room (MDF) shall have an independent 24 position, 100/200 Amp, 120/208, three phase, four wire, surface mounted, sub-panel with a White Neutral buss bar, and an Isolated Green Ground buss bar inside. The normal size sub-panel in the room for the majority of the locations will be specified at 100 Amp capabilities unless otherwise identified. The grounding screw in the sub panel neutral buss will not be tightened to make contact with the sub-panel frame unless otherwise required by code.
- b. All electrical outlets within the communication rooms shall be dedicated. Voltage/amperage output as well as receptacle type will be indicated on the ISD MDF / IDF drawing. Receptacles will be required to mount on both the walls and the overhead cable trays to support the necessary data and telephone equipment. 20A and 30A twist lock receptacles may be required.
- c. A copper earth ground rod will be required in each communication MDF and IDF installed at a minimum 6 ft. depth. The ISD MDF/IDF **COUNTY** drawing will indicate the desired location of the rod. ISD will provide and install a multi-position buss bar when building out the communication rooms.

## **2.4 BACKBOARDS:**

All walls within the MDF / IDF rooms shall be covered in  $\frac{3}{4}$ " fire rated plywood with the fire rating stamp in plain view. If painted plywood is requested for the project, fire rating stamps are to be left uncovered as indicated by local building code.

## **2.5 FIRE SPRINKLERS:**

If a fire sprinkler system is required in a building, having Telephone/Data rooms/Microwave Radio Rooms, the sprinklers shall be a high temperature standard response with a 360 Degree coverage head, with heavy-duty safety cage.

## **2.6 AIR CONDITIONING:**

- a. The heat load within the Telephone/Data/Microwave-Radio Rooms will vary directly with the installation of the type and quantity of active electronic equipment to be placed there. If an individual is assigned and positioned there, additional BTU per person should be added to the calculations. The room's air-conditioning should be designed to handle the equipment

load in addition to normal construction heat load designs. Once the total heat load requirements are calculated and the air conditioner size is selected, an additional matching redundant air conditioning unit will be required and electronically controlled by the room controls. The electronic controls shall include a "Lead-Lag" system, programmed to alternate the lead starting unit with the two independent air conditioning units.

The **COUNTY** shall approve the set-up temperature settings and the time frames for the "Lead-Lag" programs and the condensate water path from any of the installed air conditioning units. If using fan coil above the ceiling the units are required to be installed in the hallway adjacent to these rooms away from the cable rack/trays installed in these rooms.

- b. The electronic equipment and backup battery plant requires a normal operating temperature of 77 degrees Fahrenheit with a relative humidity range of 30 % to 55 %, and must be controlled by a thermostat within the room. The room air-conditioning units may require a heat pump depending on the elevation above sea level such as in remote mountain locations. This air-conditioning system should be installed as stand-alone systems and not a part of the building air-conditioning system. This system is required to be available for operation on a 24-7 basis. The BTU heat loading for equipment and personnel can be computed as follows:

- 12,000 BTU (British Thermal Units) equals one ton of Air Conditioning.
- Allow 400 BTU for each person assigned to work permanently in the room as applies.
- If you know the wattage usage of the electrical/electronic equipment, multiply the Watts/Hr. times 3.409 to obtain BTU.

## **2.7 FLOOR COVERING:**

The floor shall be covered with dust sealed vinyl composition tile (**VCT**)

## **2.8 DOOR:**

- a. The Telecommunication spaces doors shall be no less than 36 inches (3ft.) wide with standard height. These doors shall be keyed separately from the doors in the rest of the building and/or have a secured COUNTY card access installed. If it is expected that large equipment will be delivered, a double door (6ft) wide should be provided. All doors shall have access control.
- b. Door sweeps should be considered instead of thresholds. Doors shall be the same fire rating as the room.
- c. Access should allow for future equipment changes.
- d. Double Doors-May require removal center posts. Where doors cannot be opened completely, they should be removable.
- e. Note: Doors that open outward provide additional space and reduce constraints on telecom spaces layout but are sometimes prohibited by building codes.

## **2.9 LIGHTING:**

Telecommunication spaces shall be coordinated to have the lighting layout with the telecommunication equipment such as racks, overhead ladder cable tray to ensure that lighting is not obstructed. Coordinate lighting positions according to the ITD telecom space drawings provided. Locating light fixtures a minimum of 8.5 ft AFF when possible. Provide a minimum of 500lx (46 foot-candles) of lighting in the horizontal plane and 200lx (18.6 foot-candles) in the vertical plane, measured (3.28 ft) above the finished floor in the middle of all aisles between cabinets and racks.

## **2.10 WEATHER SEAL:**

All exterior MDF/IDF doors shall be weather sealed on all sides including the threshold.

**2.11 TELCO REQUIREMENTS (AT&T, Frontier Communications, Spectrum):**

For locations where Telco's MPOE (Minimum Point of Entry) or Demarcation Point is separate from the buildings MDF; a 4 ft. by 8 ft. backboard space will be required in order to land their fiber and or copper terminals. The backboard shall be 3/4" fire rated plywood with the fire rating stamp in plain view. No paint will be required for this backboard. In addition to the backboard, a ground buss bar or ground rod will be required at the MPOE location in order to ground the Telco terminals. A total of (1) duplex NEMA 5-20R electrical outlet will be required in the MPOE to support any required Telco equipment (NID, UPS etc.).

**2.12 TELCO ENTRANCE CONDUITS:**

Provide (2) – 4 inch PVC conduits between the Telco MPOE and the approved Telco entrance vault location. The Telco entrance vault location is to be determined by the Telco provider. ISD is not allowed to locate the entrance vault for Telco service; it is to be strictly coordinated between the **LANDLORD**, architect and the Telco provider during the design phase of the project.

**2.12 TELCO INTERIOR CONDUITS:**

Locations that have a separate MPOE and MDF will require a 2 inch, homerun conduit between the two rooms. Conduit runs will require sweeps equal to no less than 10 times the diameter of the conduit. Pull boxes will be required in conduit runs where more than (2) 90 degree sweeps are present and conduit runs that exceed 100 feet in length. Pull boxes in conduit runs should be no less than 18 inch by 18 inch by 6 inch in size. Plastic bushings are required on rough conduit ends. Pull rope or mule tape is required in all homerun conduits.

**2.13 MDF TO IDF CONDUITS:**

MDF to IDF conduits will only be required in hard lid ceiling environments. When a hard lid ceiling is present between the MDF and IDF, (1) – 4 inch PVC or EMT conduit will be required to tie the two rooms together. Conduit runs with more than two 90 degree sweeps will require an 18 inch by 18 inch by 6 inch pull box in the conduit run located in an accessible ceiling area. Additional pull boxes may be necessary depending on the total number of 90 degree sweeps contained within the conduit run.

**2.14 OFFICE AND WORKSTATION CONDUITS:**

All Telephone/Data wall jack locations installed within room walls shall have 3/4-inch EMT conduit connected to a 2s/4s wall box at standard outlet elevation, stubbed off 6 inches above the drop ceiling. Each conduit will require a plastic bushing on the rough end. Where modular furniture is to be installed in an office, coordination for conduit placement is required.

**2.15 INTER FLOOR CONDUITS:**

- a. In buildings where IDF rooms are stacked one above the other, there shall be a minimum of two (2) each 4-inch diameter schedule 40 PVC gray conduits through the ceiling of the room below and the room above. These conduits will extend into the rooms at least three inches below drop ceilings and three inches above floor level.
- b. In buildings where IDF rooms are not planned to be above one another, these two 4-inch conduits shall be contiguous runs with pull ropes. In this event minimum bend radius shall be 40 inches minimum. Conduit runs exceeding 100 feet or have more than two 90 degree bends are to have 18" x 18" x 6" pull boxes installed.

**2.16 CONDUIT SLEEVES:**

The Telephone/Data room shall have a minimum of Four (4) each EMT conduit sleeves Extending above the drop ceiling for cable access or as noted on the ISD MDF/IDF **COUNTY** drawings. Each sleeve shall extend 5" on either side of the ceiling. All conduit sleeves require plastic bushings at both ends

**2.17 BUILDING INTERCONNECT:**

Conduits used between buildings shall be 4-inch minimum diameter using schedule 40 gray PVC. Bends within 10 feet of each building shall be 48-inch/45 degrees and midpoint bends shall be a minimum of 72-inch radius.

**2.18 FIRE WALLS:**

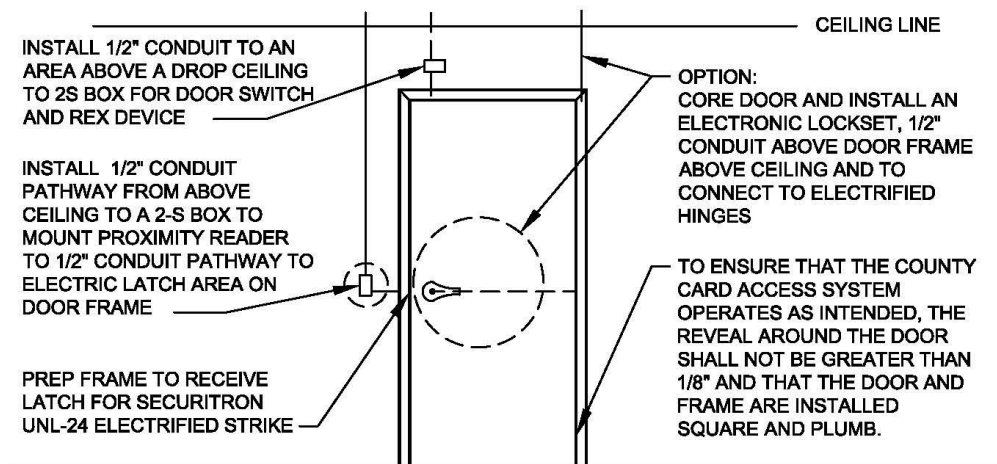
Conduit sleeves through firewalls, block, or concrete walls connecting units within a building or to adjacent buildings shall use either 3-inch or 4-inch I.D. Gray PVC Conduit, unless otherwise specified by code. These sleeves will extend 5-inches on either side of the wall, and will be made fire safe after the cabling has been passed through.

**2.19 EARTHQUAKE BRACING:**

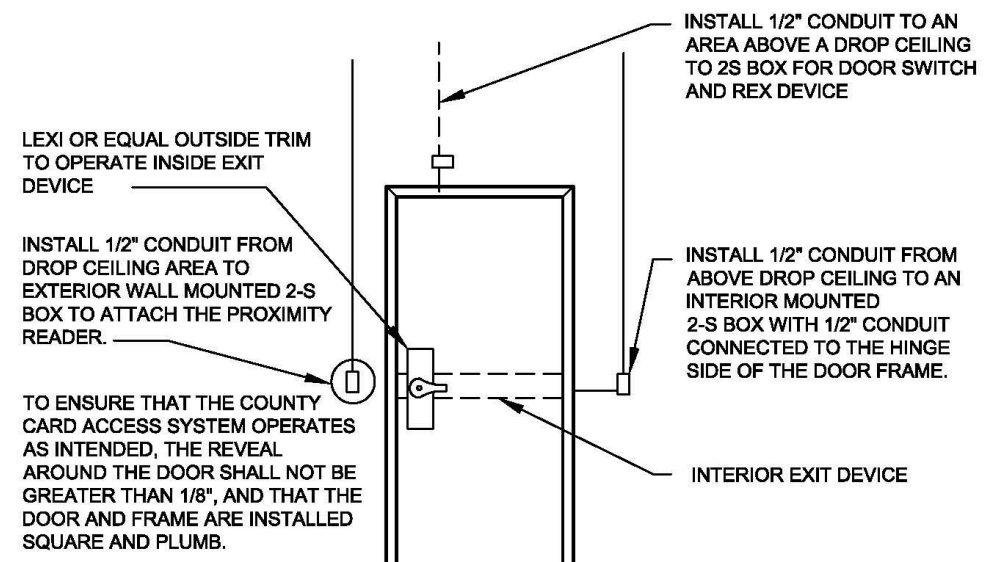
Earthquake bracing of equipment cabinets and data racks will be provided by the **Information Services COUNTY/COUNTY**.

**2.20 APPROVAL:**

The **COUNTY/ISD**, and Network Services Division must approve any exceptions or modifications to these specifications. Any questions regarding these specifications should be directed to the Telecommunications Engineering Section at 909-388-5513 or the **COUNTY** HS Project Manager.



## TYPICAL INTERIOR CARD ACCESS DOOR



## TYPICAL EXTERIOR CARD ACCESS DOOR

**Figure 1** - Typical card access door installation guidelines.

## VON DUPRIN. E996L Electrified Breakaway™ Lever Trim

E996L electrified Breakaway lever trim provides remote locking and unlocking capabilities while incorporating the patented Breakaway trim design.

The 24VDC solenoid can be energized from a distant controller, thus allowing access control of the opening. The control of stairwells in high-rise buildings is a common application for this trim.

When electrically unlocked the unit operates as a normal lever trim. When electrically locked, the lever feels locked, but when more than 35 pounds of torque pressure is applied, the Breakaway lever feature engages.

The E996L is provided standard in a fail safe (FS) condition, but can be field converted to a fail secure (FSE) where allowed. The trim can be ordered with a device, added to an existing 98/99 series device application, or a conversion kit can be added to an existing 996L Breakaway lever trim. On new construction applications, the E996L trim will require less door prep.

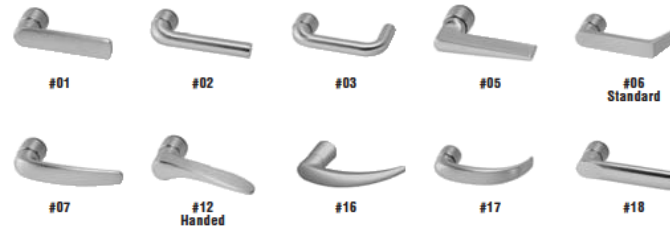
The E996L is available with a blank escutcheon (BE) function, or with a cylinder for night latch function.

The E996L electrified trim replaces the current "E" electric feature on 98/99 series rim devices. Consult factory for requirements.

### To Order, Specify:

1. Use "E" prefix, example E996L.  
When ordering with device specify trim series with "E" prefix, example 9927L-BE 3" US26D E996.
2. Device type, R/V (rim/surface or concealed vertical rod) or M (mortise).
3. RHR is furnished standard if not specified.  
Field reversible.
4. Lever style (06 lever is furnished standard).
5. Finish: US3, US4, US10, US10B, SP313, US26, US26D, SPBLK, US15

### LEVER DESIGN OPTIONS



SPECIFICATIONS
Solenoid – Continuous Duty 24VDC
Solenoid Draw – 0.22 amp

### E996L ELECTRICAL WIRING

- Power input for E996L is 24VDC
- Two wires on trim are non-polarized (18 AWG minimum)

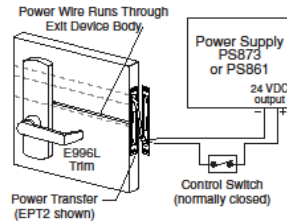
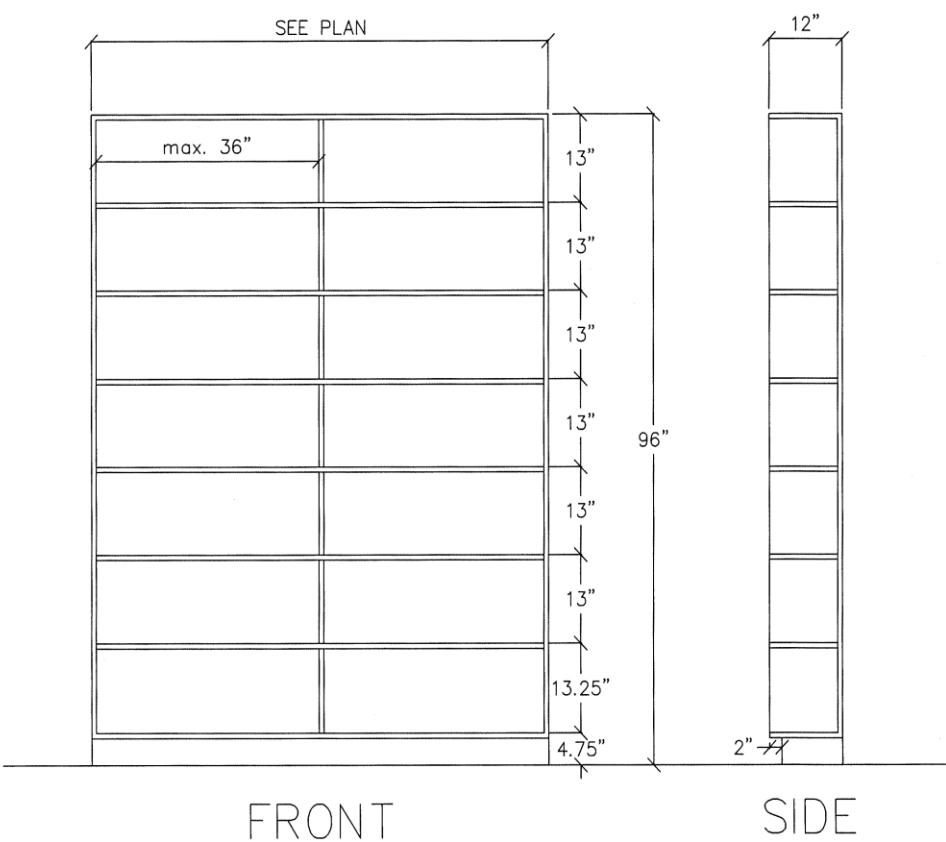


Figure 2 - Von Duprin cut sheet

# SHELF UNIT SPECIFICATIONS

NOTE: Shelving 3/4" thick  
Enclosed back 1/4" wood



**Figure 3 - Shelving Unit specifications**



# JUST SNAP, FLEX and SCREW

Reduce steel stud backing installation time up to 90%. It's that fast!



## The Perfect Backing Solution for:

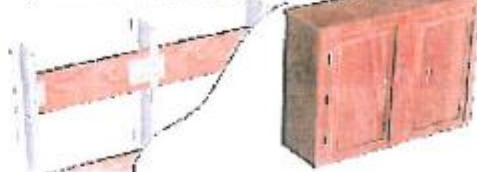
Cabinets, Shelves,  
Counters, Sinks,  
Handrails, Chalkboards,  
Towel & Shower Bars,



or anything that requires  
heavy-duty backing!

## Commonly Used in:

Hospitals, Medical Centers, Schools,



Hotels/Resorts, Assisted Living, Condominiums,  
or any project that requires heavy-duty backing!

## Features and Benefits:

Reduces installation time up to 90%  
Available for 16" and 24" O.C. framing  
Eliminates cutting, nailing, ripping and sewing  
Made with DriCore® fire-retardant treated wood

Complies with all national building codes  
PPA regulated protection against termites and fungal decay  
No greater corrosion rates than untreated wood

## Product Specifications and Packaging

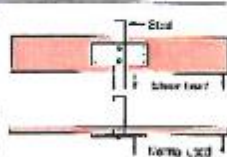
Product Code	Width in. / mm	Length in. / mm	Weight/Box lb. / kg	Packaging Pcs/Box
DMBF	5'-1 1/2" / 171	40" / 1016	11.4 / 5.15	240
DDBF	5'-0" / 152	40" / 1016	11.4 / 5.15	240

\* Solid end studs (5' x 10' x 1/2") are included in the price.  
\*\* Price includes 1/2" x 1/2" x 1/2" DriCore® treated wood.

## Ultimate Load Value

Product Code	Shear Load Max. lbs.	Norm. Load Max. lbs.
DMBF	214	88
DDBF	125	48

NOTE: Load values are maximum only.  
If full load is applied, maximum deflection  
shall not exceed 1/8" (3.2 mm) for 16" O.C. framing  
and 1/4" (6.4 mm) for 24" O.C. framing.



Our customers rarely think of us as a wood framing company.  
They used traditional wood framing methods  
on the 1st floor and a steel frame on the 2nd.  
We introduced them to DMBACK and on  
the second floor, some amount of backing,  
it took the same 5 min. 3 hours!

*Randy Gounis*  
SVP & Supply - Larches, KY



**DIETRICH**  
METAL FRAMING  
A Washington Industries Company

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request a quote **online** @ [dietrichmetalframing.com](http://dietrichmetalframing.com) or **call 1-866-638-1908**

Figure 5 - Dietrich Backing cont'd

## PRODUCT SPECIFICATIONS

Elkay Enhanced ezH2O® Bottle Filling Station & Single ADA Cooler, Filtered 8 GPH Stainless. Chilling Capacity of 8.0 GPH (gallons per hour) of 50° F drinking water, based on 80° F inlet water and 90° F ambient, per ASHRAE 18 testing. Features shall include Hands Free, Visual Filter Monitor, Automatic Filter Status Reset, Filtered, Energy Savings, Green Ticker™, Laminar Flow, Antimicrobial, Real Drain. Furnished with Flexi-Guard® Safety Bubbler. Electronic Bottle Filler Sensor With Electronic Front And Side Bubbler Pushbar activation. Product shall be Wall Mount (On Wall), for Indoor applications, serving 1 station(s). Unit shall be certified to UL 399 and CAN/CSA C22.2 No. 120. Unit shall be lead-free design which is certified to NSF/ANSI 61 & 372 (lead free) and meets Federal and State low-lead requirements.

<b>Special Features:</b>	Hands Free, Visual Filter Monitor, Automatic Filter Status Reset, Filtered, Energy Savings, Green Ticker™, Laminar Flow, Antimicrobial, Real Drain
<b>Finish:</b>	Stainless Steel
<b>Power:</b>	115V/60Hz
<b>Bubbler Style:</b>	Flexi-Guard® Safety Bubbler
<b>Activation by:</b>	Electronic Bottle Filler Sensor With Electronic Front And Side Bubbler Pushbar
<b>Mounting Type:</b>	Wall Mount (On Wall)
<b>Chilling Option*:</b>	8.0 GPH
<b>Full Load Amps</b>	5
<b>Rated Watts:</b>	370
<b>Dimensions (L x W x H):</b>	18-3/8" x 19" x 39-7/16"
<b>Approx. Shipping Weight:</b>	85 lbs.
<b>Installation Location:</b>	Indoor
<b>No. of Stations Served:</b>	1
*Based on 80° F inlet water & 90° F ambient air temp for 50° F chilled drinking water.	

**Special Note:** One-Box Packaging.

- Visual Filter Monitor: LED Filter Status Indicator for when filter change is necessary.
- Filter is certified to NSF 42 and 53 for lead, particulate, chlorine, taste and odor reduction. 3,000 gal. capacity.
- Energy-Savings Feature - allowing for the refrigeration to be powered off when not in use.
- Green Ticker: Informs user of number of 20 oz. plastic water bottles saved from waste.
- Laminar flow provides clean fill with minimal splash.
- Silver Ion Antimicrobial protection on key plastic components to inhibit the growth of mold and mildew.
- Real Drain System eliminates standing water.

PART: \_\_\_\_\_ QTY: \_\_\_\_\_

PROJECT: \_\_\_\_\_

CONTACT: \_\_\_\_\_

DATE: \_\_\_\_\_

NOTES: \_\_\_\_\_

APPROVAL: \_\_\_\_\_



AMERICAN PRIDE. A LIFETIME TRADITION.

Like your family, the Elkay family has values and traditions that endure. For almost a century, Elkay has been a family-owned and operated company, providing thousands of jobs that support our families and communities.



**Included with Product:** Bottle Filler, Water Cooler, Filter

## PRODUCT COMPLIANCE

ADA & ICC A117.1

ASME A112.19.3/CSA B45.4

Buy American Act

CAN/CSA C22.2 No. 120

GreenSpec®

NSF/ANSI 42, 53, 61, & 372 (lead free)

UL 399



Complies with ADA & ICC A117.1 accessibility requirements when installed according to the requirements outlined in these standards. Installation may require additional components and/or construction features to be fully compliant. Consult the local Authority Having Jurisdiction if necessary.

[Installation Instructions \(PDF\)](#)

**5 Year Limited Warranty** on the refrigeration system of the unit. Electrical components and water system are warranted for 12 months from date of installation. **Warranty pertains to drinking water applications only. Non-drinking water applications are not covered under warranty.**

[Warranty \(PDF\)](#)

## OPTIONAL ACCESSORIES

51300C - Elkay WaterSentry Plus Replacement Filter (Bottle Fillers)
WSF6000R-2PK - WaterSentry Fresh 6000 CTO Replacement Filter (2pack)
MLP100 - Accessory - In Wall Carrier (Single) for single EZ, LZ, EMABF, LMABF, VRC, LVRC models
LKAPREZL - Elkay Cane Apron for EZ Gray

*In keeping with our policy of continuing product improvement, Elkay reserves the right to change product specifications without notice. Please visit [elkay.com](http://elkay.com) for the most current version of Elkay product specification sheets. This specification describes an Elkay product with design, quality, and functional benefits to the user. When making a comparison of other producers' offerings, be certain these features are not overlooked.*

**Figure 6 - Drinking Fountain specs**

## 3.0 ROOM BY ROOM IMPROVEMENTS & FINISHES

<u>Room Number</u>	<u>Floor</u>	<u>Walls</u>	<u>Comments</u>
<b>Disclaimer</b>			<ul style="list-style-type: none"> <li><i>This is a draft preliminary list. Current “as-built” plans and architectural programming for this new building type is not available at this time, therefore, in lieu of specifications, County is providing descriptions of spaces intended to be included in this facility and their approximate adjacencies all of which are subject to change through the process of design development. Landlord and its representatives are solely responsible for verifying the feasibility of the conceptual design.</i></li> </ul>
<b>ADA Compliance</b>			<ul style="list-style-type: none"> <li><i>County acknowledges City Plan Check Correction note on sheet A0.1 of Delta 1 plan set indicating Architect of Record is responsible for checking and confirming existing accessibility features.</i></li> <li><i>Landlord and its representatives are solely responsible for verifying compliance with all applicable Accessibility Standards and Codes for the existing premises and future improvements.</i></li> </ul>
<b>Lobby</b>	<b>CT1</b>	<b>P1</b>	<ul style="list-style-type: none"> <li>• Main entrance to facility.</li> <li>• Provide exterior windows for daylighting.</li> <li>• New suspended ceiling, lighting and HVAC as required per plan. See <b>Sections 1.1, 1.2 and 1.3.</b></li> <li>• Modify Fire, Life, Safety systems as required.</li> <li>• New walls per plan.</li> <li>• New flooring per plan.</li> <li>• New doors per plan.</li> <li>• New electrical per plan.</li> <li>• Adjacent spaces per plan.</li> </ul>
<b>Reception</b>	<b>C1</b>	<b>P1</b>	<ul style="list-style-type: none"> <li>• Main reception space. Adjacent Lobby.</li> <li>• Provide exterior windows for daylighting.</li> <li>• New suspended ceiling, lighting and HVAC as required per plan. See <b>Sections 1.1, 1.2 and 1.3.</b></li> <li>• Modify Fire, Life, Safety systems as required.</li> <li>• New walls per plan.</li> <li>• New flooring per plan.</li> <li>• New doors per plan.</li> <li>• New electrical per plan.</li> <li>• Adjacent spaces per plan.</li> </ul>
<b>Client Restrooms</b>	<b>CT1</b>		<ul style="list-style-type: none"> <li>• 2 restrooms accessible from client circulation areas.</li> <li>• Adjacent Lobby or Check in areas.</li> </ul>

<b>Conference 1</b>	<b>C1</b>	<b>P1</b>	<ul style="list-style-type: none"> <li>• Small meeting room for 10 – 12 people.</li> <li>• New suspended ceiling, lighting and HVAC as required per plan. See <b>Sections 1.1, 1.2 and 1.3.</b></li> <li>• Modify Fire, Life, Safety systems as required.</li> <li>• New walls per plan.</li> <li>• New flooring per plan.</li> <li>• New doors per plan.</li> <li>• New electrical per plan.</li> <li>• Adjacent spaces per plan.</li> <li>•</li> </ul>
<b>Conference 2</b>	<b>C1</b>	<b>P1</b>	<ul style="list-style-type: none"> <li>• Small meeting room for 6 – 8 people.</li> <li>• New suspended ceiling, lighting and HVAC as required per plan. See <b>Sections 1.1, 1.2 and 1.3.</b></li> <li>• Modify Fire, Life, Safety systems as required.</li> <li>• New walls per plan.</li> <li>• New flooring per plan.</li> <li>• New doors per plan.</li> <li>• New electrical per plan.</li> <li>• Adjacent spaces per plan.</li> <li>•</li> </ul>
<b>Conference 3</b>	<b>C1</b>	<b>P1</b>	<ul style="list-style-type: none"> <li>• Small meeting room for 6 – 8 people.</li> <li>• New suspended ceiling, lighting and HVAC as required per plan. See <b>Sections 1.1, 1.2 and 1.3.</b></li> <li>• Modify Fire, Life, Safety systems as required.</li> <li>• New walls per plan.</li> <li>• New flooring per plan.</li> <li>• New doors per plan.</li> <li>• New electrical per plan.</li> <li>• Adjacent spaces per plan.</li> <li>•</li> </ul>
<b>Conference 4</b>	<b>C1</b>	<b>P1</b>	<ul style="list-style-type: none"> <li>• Small meeting room for 6 – 8 people.</li> <li>• New suspended ceiling, lighting and HVAC as required per plan. See <b>Sections 1.1, 1.2 and 1.3.</b></li> <li>• Modify Fire, Life, Safety systems as required.</li> <li>• New walls per plan.</li> <li>• New flooring per plan.</li> <li>• New doors per plan.</li> <li>• New electrical per plan.</li> <li>• Adjacent spaces per plan.</li> <li>•</li> </ul>
<b>Guard Station</b>			<ul style="list-style-type: none"> <li>• TBD</li> </ul>

<b>Check In</b>			<ul style="list-style-type: none"> <li>• TBD.</li> </ul>
<b>Services 1</b>			<ul style="list-style-type: none"> <li>• TBD.</li> </ul>
<b>Services 2</b>			<ul style="list-style-type: none"> <li>• TBD.</li> </ul>
<b>Services 3</b>			<ul style="list-style-type: none"> <li>• TBD.</li> </ul>
<b>Services 4</b>			<ul style="list-style-type: none"> <li>• TBD.</li> </ul>
<b>Open Office 1</b>			<ul style="list-style-type: none"> <li>• Secure space separated from client circulation with 19 cubicles for staff.</li> <li>•</li> </ul>
<b>Laundry, Storage, IDF 1</b>			<ul style="list-style-type: none"> <li>• Space for central laundry room to be used by older youth and/or staff.</li> <li>• Storage space.</li> <li>• IDF to serve adjacent spaces.</li> </ul>
<b>Kids Lounge</b>	<b>C1</b>	<b>P1</b>	<ul style="list-style-type: none"> <li>• Space for children up to 10 years old for up to 24 hours to relax/hang out.</li> <li>• Direct access to exterior playground area.</li> <li>• New suspended ceiling, lighting and HVAC as required per plan. See <b>Sections 1.1, 1.2 and 1.3.</b></li> <li>• Modify Fire, Life, Safety systems as required.</li> <li>• New walls per plan.</li> </ul>

			<ul style="list-style-type: none"> <li>• New flooring per plan.</li> <li>• New doors per plan.</li> <li>• New electrical per plan.</li> <li>• Adjacent spaces per plan.</li> </ul>
<b>Kids Girls Hall</b>			<ul style="list-style-type: none"> <li>• Hallway connecting girls only spaces in the 'Kids 0-10' wing.</li> <li>• New suspended ceiling, lighting and HVAC as required per plan. See <b>Sections 1.1, 1.2 and 1.3.</b></li> <li>• Modify Fire, Life, Safety systems as required.</li> <li>• New walls per plan.</li> <li>• New flooring per plan.</li> <li>• New doors per plan.</li> <li>• New electrical per plan.</li> <li>• Adjacent spaces per plan.</li> </ul>
<b>Sleep Room 1 90 sf</b>			<ul style="list-style-type: none"> <li>• Sleeping unit for girls in the 'Kids 0-10' wing.</li> <li>• Provide exterior window for egress and daylighting.</li> <li>• New suspended ceiling, lighting and HVAC as required per plan. See <b>Sections 1.1, 1.2 and 1.3.</b></li> <li>• Modify Fire, Life, Safety systems as required.</li> <li>• New walls per plan.</li> <li>• New flooring per plan.</li> <li>• New doors per plan.</li> <li>• New electrical per plan.</li> <li>• Adjacent spaces per plan.</li> </ul>
<b>Sleep Room 2 90 sf</b>			<ul style="list-style-type: none"> <li>• 'Kids 0-10' wing</li> </ul>
<b>Sleep Room 3 90 sf</b>			<ul style="list-style-type: none"> <li>• 'Kids 0-10' wing</li> </ul>
<b>Sleep Room 4 90 sf</b>			<ul style="list-style-type: none"> <li>• 'Kids 0-10' wing</li> </ul>
<b>Sleep Room 5 90 sf</b>			<ul style="list-style-type: none"> <li>• 'Kids 0-10' wing</li> </ul>
<b>Sleep Room 6 90 sf</b>			<ul style="list-style-type: none"> <li>• 'Kids 0-10' wing</li> </ul>
<b>Sleep Room 7 90 sf</b>			<ul style="list-style-type: none"> <li>• 'Kids 0-10' wing</li> </ul>
<b>Sleep Room 8 90 sf</b>			<ul style="list-style-type: none"> <li>• 'Kids 0-10' wing</li> </ul>
<b>Girls Locker Room 1</b>			<ul style="list-style-type: none"> <li>• 'Kids 0-10' wing</li> </ul>
<b>Girls Shower Room 1</b>			<ul style="list-style-type: none"> <li>• 'Kids 0-10' wing</li> </ul>
<b>Girls Shower Room 2</b>			<ul style="list-style-type: none"> <li>• 'Kids 0-10' wing</li> </ul>
<b>Girls Restroom 1</b>			<ul style="list-style-type: none"> <li>• 'Kids 0-10' wing</li> </ul>
<b>Common Area Restroom 1</b>			<ul style="list-style-type: none"> <li>• 'Kids 0-10' wing</li> </ul>
<b>Kitchenette</b>			<ul style="list-style-type: none"> <li>• 'Kids 0-10' wing</li> </ul>
<b>Dining 1</b>			<ul style="list-style-type: none"> <li>• 'Kids 0-10' wing</li> </ul>
<b>Staff Room 1</b>			<ul style="list-style-type: none"> <li>• 'Kids 0-10' wing</li> </ul>
<b>Common Hall 1</b>			<ul style="list-style-type: none"> <li>• 'Kids 0-10' wing</li> </ul>
<b>Sensory Room</b>			<ul style="list-style-type: none"> <li>• 'Kids 0-10' wing</li> </ul>

			<ul style="list-style-type: none"> <li>• Quiet space for autistic children</li> </ul>
<b>Boys Hall 1</b>			<ul style="list-style-type: none"> <li>• 'Kids 0-10' wing</li> </ul>
<b>Boys Locker Room 1</b>			<ul style="list-style-type: none"> <li>• 'Kids 0-10' wing</li> </ul>
<b>Boys Shower Room 1</b>			<ul style="list-style-type: none"> <li>• 'Kids 0-10' wing</li> </ul>
<b>Boys Restroom 1</b>			<ul style="list-style-type: none"> <li>• 'Kids 0-10' wing</li> </ul>
<b>Multi-Purpose Room</b>			<ul style="list-style-type: none"> <li>• TBD</li> </ul>
<b>Complex Care (females)</b>	<b>C1</b>	<b>P1, B1</b>	<ul style="list-style-type: none"> <li>• Spaces for older youth (11 -17 year olds) to receive services and stay for up to 90 days.</li> <li>• (6) sleeping units off hallway separate from male area.</li> <li>• (3) restrooms with showers</li> <li>• Provide exterior windows in sleeping units for daylighting and as required by all applicable codes.</li> <li>• New suspended ceiling, lighting and HVAC as required per plan. See <b>Sections 1.1, 1.2 and 1.3.</b></li> <li>• Modify Fire, Life, Safety systems as required.</li> <li>• New walls per plan.</li> <li>• New flooring per plan.</li> <li>• New doors per plan.</li> <li>• New electrical per plan.</li> <li>• Adjacent spaces per plan.</li> </ul>
<b>Girls Hall 2</b>			<ul style="list-style-type: none"> <li>• Youth 11-17 wing</li> </ul>
<b>Sleep Room 1 100 sf</b>			<ul style="list-style-type: none"> <li>• Youth 11-17 wing</li> </ul>
<b>Sleep Room 2 100 sf</b>			<ul style="list-style-type: none"> <li>• Youth 11-17 wing</li> </ul>
<b>Sleep Room 3 100 sf</b>			<ul style="list-style-type: none"> <li>• Youth 11-17 wing</li> </ul>
<b>Sleep Room 4 100 sf</b>			<ul style="list-style-type: none"> <li>• Youth 11-17 wing</li> </ul>
<b>Sleep Room 5 100 sf</b>			<ul style="list-style-type: none"> <li>• Youth 11-17 wing</li> </ul>
<b>Girls Locker Room 2</b>			<ul style="list-style-type: none"> <li>• Youth 11-17 wing</li> </ul>
<b>Girls Restroom 2</b>			<ul style="list-style-type: none"> <li>• Youth 11-17 wing</li> </ul>
<b>Girls Restroom 3</b>			<ul style="list-style-type: none"> <li>• Youth 11-17 wing</li> </ul>
<b>Girls Shower Room 3</b>			<ul style="list-style-type: none"> <li>• Youth 11-17 wing</li> </ul>
<b>Girls Shower Room 4</b>			<ul style="list-style-type: none"> <li>• Youth 11-17 wing</li> </ul>
<b>Staff Room 2</b>			<ul style="list-style-type: none"> <li>• Youth 11-17 wing</li> </ul>
<b>Library/ Computer Room</b>			<ul style="list-style-type: none"> <li>• Youth 11-17 wing</li> </ul>
<b>Laundry Room</b>			<ul style="list-style-type: none"> <li>• Youth 11-17 wing</li> <li>• Laundry equipment approved by COUNTY; provided and installed by LANDLORD</li> </ul>
<b>Staff Locker Room 2</b>			<ul style="list-style-type: none"> <li>• Youth 11-17 wing</li> </ul>
<b>Common Hall 2</b>			<ul style="list-style-type: none"> <li>• Youth 11-17 wing</li> </ul>
<b>Dining Room 2</b>	<b>EF1, EF2</b>		<ul style="list-style-type: none"> <li>• Youth 11-17 wing</li> <li>• Bar seating with barstools bolted to floor</li> </ul>

Warming Area			<ul style="list-style-type: none"> <li>Youth 11-17 wing</li> </ul>
Common Restroom 2			<ul style="list-style-type: none"> <li>Youth 11-17 wing</li> </ul>
Game Room			<ul style="list-style-type: none"> <li>Youth 11-17 wing</li> </ul>
Boys Hall 2			<ul style="list-style-type: none"> <li>Youth 11-17 wing</li> </ul>
Sleep Room 6 100 sf			<ul style="list-style-type: none"> <li>Youth 11-17 wing</li> </ul>
Sleep Room 7 100 sf			<ul style="list-style-type: none"> <li>Youth 11-17 wing</li> </ul>
Sleep Room 8 100 sf			<ul style="list-style-type: none"> <li>Youth 11-17 wing</li> </ul>
Sleep Room 9 100 sf			<ul style="list-style-type: none"> <li>Youth 11-17 wing</li> </ul>
Sleep Room 10 100 sf			<ul style="list-style-type: none"> <li>Youth 11-17 wing</li> </ul>
Boys Restroom 2			<ul style="list-style-type: none"> <li>Youth 11-17 wing</li> </ul>
Boys Restroom 3			<ul style="list-style-type: none"> <li>Youth 11-17 wing</li> </ul>
Boys Shower Room 2			<ul style="list-style-type: none"> <li>Youth 11-17 wing</li> </ul>
Boys Shower Room 3			<ul style="list-style-type: none"> <li>Youth 11-17 wing</li> </ul>
Boys Lockers 2			<ul style="list-style-type: none"> <li>Youth 11-17 wing</li> </ul>
Complex Care (males)	C1	P1, B1	<ul style="list-style-type: none"> <li>Spaces for older youth (11 -17 year olds) to receive services and stay for up to 90 days.</li> <li>(6) sleeping units off hallway separate from female area.</li> <li>(3) restrooms with showers</li> <li>Provide exterior windows in sleeping units for daylighting and as required by all applicable codes.</li> <li>New suspended ceiling, lighting and HVAC as required per plan. See <b>Sections 1.1, 1.2 and 1.3.</b></li> <li>Modify Fire, Life, Safety systems as required.</li> <li>New walls per plan.</li> <li>New flooring per plan.</li> <li>New doors per plan.</li> <li>New electrical per plan.</li> <li>Adjacent spaces per plan.</li> </ul>
Kitchen	CT1		<ul style="list-style-type: none"> <li>Youth 11-17 wing</li> <li>Commercial kitchen, cafeteria style with two cooks.</li> <li>Central to the Complex Care spaces for older youths.</li> <li>Adjacent to back alley, near trash enclosure.</li> <li>Convenient location for deliveries.</li> <li>Kitchen equipment approved by COUNTY; provided and installed by Landlord.</li> </ul>
Dining area			<ul style="list-style-type: none"> <li>Youth 11-17 wing</li> <li>Space for older youth to eat meals.</li> </ul>

<b>Game Room</b>			<ul style="list-style-type: none"> <li>Youth 11-17 wing</li> <li>Space for older youths to play games.</li> <li></li> </ul>
<b>Open office 2</b>			<ul style="list-style-type: none"> <li>Secure space separated from client circulation with 26 cubicles for staff.</li> <li></li> </ul>
<b>Copy/Breakroom</b>			<ul style="list-style-type: none"> <li>Multipurpose space for copiers and a small breakroom.</li> </ul>
<b>IDF 2</b>			<ul style="list-style-type: none"> <li>Communications room to serve adjacent spaces.</li> </ul>
<b>Open Office 3</b>			<ul style="list-style-type: none"> <li>Secure space separated from client circulation with 34 cubicles for staff.</li> </ul>
<b>DD Office 1 (175 sf)</b>			<ul style="list-style-type: none"> <li>Private office for Deputy Director.</li> <li>Provide exterior windows for daylighting</li> <li>New suspended ceiling, lighting and HVAC as required per plan. See <b>Sections 1.1, 1.2 and 1.3.</b></li> <li>Modify Fire, Life, Safety systems as required.</li> <li>New walls per plan.</li> <li>New flooring per plan.</li> <li>New doors per plan.</li> <li>New electrical per plan.</li> <li>Adjacent spaces per plan.</li> </ul>
<b>Manager Office 1 (144 sf)</b>			<ul style="list-style-type: none"> <li>Private office for Manager.</li> <li>Provide exterior windows for daylighting</li> <li>New suspended ceiling, lighting and HVAC as required per plan. See <b>Sections 1.1, 1.2 and 1.3.</b></li> <li>Modify Fire, Life, Safety systems as required.</li> <li>New walls per plan.</li> <li>New flooring per plan.</li> <li>New doors per plan.</li> <li>New electrical per plan.</li> <li>Adjacent spaces per plan.</li> </ul>
<b>Manager Office 2 (144 sf)</b>			<ul style="list-style-type: none"> <li>Private office for Manager.</li> <li>Provide interior window for daylighting</li> <li>New suspended ceiling, lighting and HVAC as required per plan. See <b>Sections 1.1, 1.2 and 1.3.</b></li> <li>Modify Fire, Life, Safety systems as required.</li> <li>New walls per plan.</li> <li>New flooring per plan.</li> <li>New doors per plan.</li> <li>New electrical per plan.</li> <li>Adjacent spaces per plan.</li> </ul>

<b>Manager Office 3 (144 sf)</b>			<ul style="list-style-type: none"> <li>• Private office for Manager.</li> <li>• Provide interior window for daylighting</li> <li>• New suspended ceiling, lighting and HVAC as required per plan. See <b>Sections 1.1, 1.2 and 1.3.</b></li> <li>• Modify Fire, Life, Safety systems as required.</li> <li>• New walls per plan.</li> <li>• New flooring per plan.</li> <li>• New doors per plan.</li> <li>• New electrical per plan.</li> <li>• Adjacent spaces per plan.</li> </ul>
<b>Manager Office 4 (144 sf)</b>			<ul style="list-style-type: none"> <li>• Private office for Manager.</li> <li>• Provide interior window for daylighting</li> <li>• New suspended ceiling, lighting and HVAC as required per plan. See <b>Sections 1.1, 1.2 and 1.3.</b></li> <li>• Modify Fire, Life, Safety systems as required.</li> <li>• New walls per plan.</li> <li>• New flooring per plan.</li> <li>• New doors per plan.</li> <li>• New electrical per plan.</li> <li>• Adjacent spaces per plan.</li> </ul>
<b>Manager Office 5 (144 sf)</b>			<ul style="list-style-type: none"> <li>• Private office for Manager.</li> <li>• Provide interior window for daylighting</li> <li>• New suspended ceiling, lighting and HVAC as required per plan. See <b>Sections 1.1, 1.2 and 1.3.</b></li> <li>• Modify Fire, Life, Safety systems as required.</li> <li>• New walls per plan.</li> <li>• New flooring per plan.</li> <li>• New doors per plan.</li> <li>• New electrical per plan.</li> <li>• Adjacent spaces per plan.</li> </ul>
<b>Manager Office 6 (144 sf)</b>			<ul style="list-style-type: none"> <li>• Private office for Manager.</li> <li>• Provide interior window for daylighting</li> <li>• New suspended ceiling, lighting and HVAC as required per plan. See <b>Sections 1.1, 1.2 and 1.3.</b></li> <li>• Modify Fire, Life, Safety systems as required.</li> <li>• New walls per plan.</li> <li>• New flooring per plan.</li> <li>• New doors per plan.</li> <li>• New electrical per plan.</li> <li>• Adjacent spaces per plan.</li> </ul>
<b>Manager Office 7 (144 sf)</b>			<ul style="list-style-type: none"> <li>• Private office for Manager.</li> </ul>

			<ul style="list-style-type: none"> <li>• Provide interior window for daylighting</li> <li>• New suspended ceiling, lighting and HVAC as required per plan. See <b>Sections 1.1, 1.2 and 1.3.</b></li> <li>• Modify Fire, Life, Safety systems as required.</li> <li>• New walls per plan.</li> <li>• New flooring per plan.</li> <li>• New doors per plan.</li> <li>• New electrical per plan.</li> <li>• Adjacent spaces per plan.</li> </ul>
<b>Supervisor Office 1 (120 sf)</b>			<ul style="list-style-type: none"> <li>• Private office for Supervisor.</li> <li>• Provide interior window for daylighting</li> <li>• New suspended ceiling, lighting and HVAC as required per plan. See <b>Sections 1.1, 1.2 and 1.3.</b></li> <li>• Modify Fire, Life, Safety systems as required.</li> <li>• New walls per plan.</li> <li>• New flooring per plan.</li> <li>• New doors per plan.</li> <li>• New electrical per plan.</li> <li>• Adjacent spaces per plan.</li> </ul>
<b>Supervisor Office 2 (120 sf)</b>			<ul style="list-style-type: none"> <li>• Private office for Supervisor.</li> <li>• Provide interior window for daylighting</li> <li>• New suspended ceiling, lighting and HVAC as required per plan. See <b>Sections 1.1, 1.2 and 1.3.</b></li> <li>• Modify Fire, Life, Safety systems as required.</li> <li>• New walls per plan.</li> <li>• New flooring per plan.</li> <li>• New doors per plan.</li> <li>• New electrical per plan.</li> <li>• Adjacent spaces per plan.</li> </ul>
<b>Supervisor Office 3 (120 sf)</b>			<ul style="list-style-type: none"> <li>• Private office for Supervisor.</li> <li>• Provide interior window for daylighting</li> <li>• New suspended ceiling, lighting and HVAC as required per plan. See <b>Sections 1.1, 1.2 and 1.3.</b></li> <li>• Modify Fire, Life, Safety systems as required.</li> <li>• New walls per plan.</li> <li>• New flooring per plan.</li> <li>• New doors per plan.</li> <li>• New electrical per plan.</li> <li>• Adjacent spaces per plan.</li> </ul>
<b>Supervisor Office 4 (120 sf)</b>			<ul style="list-style-type: none"> <li>• Private office for Supervisor.</li> <li>• Provide interior window for daylighting</li> </ul>

			<ul style="list-style-type: none"> <li>• New suspended ceiling, lighting and HVAC as required per plan. See <b>Sections 1.1, 1.2 and 1.3.</b></li> <li>• Modify Fire, Life, Safety systems as required.</li> <li>• New walls per plan.</li> <li>• New flooring per plan.</li> <li>• New doors per plan.</li> <li>• New electrical per plan.</li> <li>• Adjacent spaces per plan.</li> </ul>
<b>Supervisor Office 5 (120 sf)</b>			<ul style="list-style-type: none"> <li>• Private office for Supervisor.</li> <li>• Provide interior window for daylighting</li> <li>• New suspended ceiling, lighting and HVAC as required per plan. See <b>Sections 1.1, 1.2 and 1.3.</b></li> <li>• Modify Fire, Life, Safety systems as required.</li> <li>• New walls per plan.</li> <li>• New flooring per plan.</li> <li>• New doors per plan.</li> <li>• New electrical per plan.</li> <li>• Adjacent spaces per plan.</li> </ul>
<b>Supervisor Office 6 (120 sf)</b>			<ul style="list-style-type: none"> <li>• Private office for Supervisor.</li> <li>• Provide interior window for daylighting</li> <li>• New suspended ceiling, lighting and HVAC as required per plan. See <b>Sections 1.1, 1.2 and 1.3.</b></li> <li>• Modify Fire, Life, Safety systems as required.</li> <li>• New walls per plan.</li> <li>• New flooring per plan.</li> <li>• New doors per plan.</li> <li>• New electrical per plan.</li> <li>• Adjacent spaces per plan.</li> </ul>
<b>Supervisor Office 7 (120 sf)</b>			<ul style="list-style-type: none"> <li>• Private office for Supervisor.</li> <li>• Provide interior window for daylighting</li> <li>• New suspended ceiling, lighting and HVAC as required per plan. See <b>Sections 1.1, 1.2 and 1.3.</b></li> <li>• Modify Fire, Life, Safety systems as required.</li> <li>• New walls per plan.</li> <li>• New flooring per plan.</li> <li>• New doors per plan.</li> <li>• New electrical per plan.</li> <li>• Adjacent spaces per plan.</li> </ul>
<b>Amenity Area 1</b>			<ul style="list-style-type: none"> <li>• Space for storage, copier or coffee bar(TBD).</li> </ul>

<b>Amenity Area 2</b>			<ul style="list-style-type: none"> <li>• Space for storage, copier or coffee bar(TBD).</li> </ul>
<b>Amenity Area 3</b>			<ul style="list-style-type: none"> <li>• Space for storage, copier or coffee bar(TBD).</li> </ul>
<b>Amenity Area 4</b>			<ul style="list-style-type: none"> <li>• Space for storage, copier or coffee bar(TBD).</li> </ul>
<b>Amenity Area 5</b>			<ul style="list-style-type: none"> <li>• Space for storage, copier or coffee bar(TBD).</li> </ul>
<b>Family Resource Center</b>			<ul style="list-style-type: none"> <li>• Open to public</li> <li>• Spaces for a Food Pantry, Clothing Closet and (4) County Partner Service Areas in an “open office” setting (each Service Area to have 2 cubicles).</li> <li>• Demolish existing interior walls and doors.</li> <li>• Provide exterior windows for daylighting in the Service Areas.</li> <li>• Provide required parking outside of secured area for public parking and access to facility.</li> <li>• New suspended ceiling, lighting and HVAC as required per plan. See <b>Sections 1.1, 1.2 and 1.3.</b></li> <li>• Modify Fire, Life, Safety systems as required.</li> <li>• New walls per plan.</li> <li>• New flooring per plan.</li> <li>• New doors per plan.</li> <li>• New electrical per plan.</li> <li>• Adjacent spaces per plan.</li> </ul>
<b>Exterior Seating Patio and Container Garden</b>			<ul style="list-style-type: none"> <li>• Exterior space for youth and others to relax outdoors.</li> <li>• This will also be the main path from the parking lot to the Multipurpose Room (used for different events hosted by outside Partners).</li> <li>• Provide commercial grade free-standing metal pergola for shade cover.</li> <li>• Provide large concrete containers with irrigation for drought resistant landscaping.</li> <li>• Provide exterior commercial grade seating areas.</li> <li>• Provide lockable gate with card reader system at entrance to breezeway with sign reading: “Employees Only”</li> </ul>
<b>Employee Exterior Patio</b>			<ul style="list-style-type: none"> <li>• Exterior space for employee breaks.</li> <li>• Provide exterior commercial grade tables and chairs.</li> </ul>

			<ul style="list-style-type: none"> <li>• Provide fencing for security.</li> <li>• Provide durable cover for shade and security.</li> <li>• Provide potted plants maintained by landlord for aesthetics.</li> </ul>
<b>Exterior playground</b>			<ul style="list-style-type: none"> <li>• Exterior space for younger Kids Korner kids to play outside.</li> <li>• Provide pathway for riding tricycles</li> <li>• Provide play equipment</li> <li>• Provide appropriate ground surface for young children to play safely.</li> <li>• Provide shade structure.</li> <li>• Provide tables and chairs for children</li> <li>• Fencing to secure perimeter of play area.</li> <li>• Direct access to Kids Korner spaces.</li> </ul>
<b>Exterior Recreation Area</b>			<ul style="list-style-type: none"> <li>• Exterior space for use by older youth.</li> <li>• Provide whole or half basketball court.</li> <li>• Provide handball wall</li> <li>• Provide grass area</li> <li>• Provide shade structure</li> <li>• Provide tables and chairs.</li> <li>• Provide safe pathway across parking lot from Complex Care spaces to Exterior Recreation Area.</li> <li>•</li> </ul>
<b>Exterior Building facades</b>			<ul style="list-style-type: none"> <li>• Repair all stucco cracks and damage</li> <li>• Weatherproof and/or fireproof all openings and penetrations including light fixtures, etc.</li> <li>• Replace plywood ceiling at exterior soffits with stucco. Comply with all applicable building codes.</li> <li>• Replace all brick veneer and wood trim with stucco material to match existing stucco.</li> <li>• Provide security camera system in coordination with County vendor for all exterior spaces.</li> <li>• Provide building signage for all buildings per County branding standards.</li> </ul>
<b>Parking Lot</b>			<ul style="list-style-type: none"> <li>• Parking lot to be divided into two sections: one for public access from street to Family Resource Center and one secured with restricted access to the rest of the facility and premises.</li> </ul>

			<ul style="list-style-type: none"> <li>• Restricted access parking lot to have a guard station at main vehicle entrance for directing traffic.</li> <li>• Add light standards to illuminate all areas of parking lot.</li> <li>• Provide (2) "Facilities" parking stalls located convenient to IDF rooms.</li> <li>• Update accessible parking to comply with current applicable codes.</li> </ul>
<b>Site plan</b>			<ul style="list-style-type: none"> <li>• Replace all exterior perimeter fencing and gates with new security (trident top pickets, 8 feet tall, if allowed) fencing and gates. Design and materials to be approved by County.</li> <li>• Redirect drainage from center of breezeway to underground drains at southwest corner of facility. Surface draining water through center of breezeway and arch and into parking lot is unacceptable and a hazard for pedestrians.</li> <li>• All walkways to be poured concrete and comply with all applicable standards and sections of ADA and Chapter 11B of currently adopted CA Building Code. No pavers or dirt.</li> <li>•</li> <li>•</li> </ul>
<b>Additional Security items</b>			<ul style="list-style-type: none"> <li>• Remove all palm trees from premises.</li> <li>• Trim tree canopies to not block existing lighting in parking lot.</li> <li>• Suggested to make northeast vehicle gate the main vehicle entrance with guard station.</li> <li>• Suggested to make north vehicle gate at E. Highland Av and "Exit Only" gate.</li> <li>• All hedges should be trimmed and maintained at no higher than 24 inches tall.</li> <li>• Suggested to move all trash enclosures away from building.</li> <li>• Add "wall packs" to improve lighting around all sides of buildings.</li> <li>• Secure all hose bibs on premises.</li> <li>• Provide locked cages and/or vaults at all shut-off valves, back flow preventers and irrigation valves.</li> <li>• Provide one address for entire premises and label buildings A, B, C, etc.</li> </ul>

			<ul style="list-style-type: none"> <li>• Replace concrete block wall and chain link fence at south and west property lines with 8 feet high block wall.</li> <li>• Remove bars from all existing windows.</li> </ul>
<b>Landscaping</b>			<ul style="list-style-type: none"> <li>• Refresh landscaping throughout premises. See <b>Section 1.30</b> for additional information.</li> </ul>
<b>Deferred maintenance/repair items (landlord cost responsibility)</b>			<ul style="list-style-type: none"> <li>• Patch/repair or replace any damaged curbs on premises.</li> <li>• New metal tops/cages for trash enclosures to prevent illegal dumping.</li> <li>• Patch/repair or replace all walkways to an appropriate finish where previously sawed off exposed pipes or conduit present a hazard.</li> <li>• </li> </ul>
<b>Building Code, City Ordinance or ADA Compliance Remediation (landlord cost responsibility)</b>			<ul style="list-style-type: none"> <li>• Any remediation needed to comply with applicable codes regardless of tenant improvements.</li> <li>• S</li> </ul>

A. REFER TO "FOURTH A" FLASE AGREEMENT FOR DESIGN STANDARDS AND SPECIFIC REQUIREMENTS LISTED BY ROOM NUMBER.

B. THIS PLAN IS NOT FOR CONSTRUCTION. IT IS FOR CONCEPTUAL REFERENCE ONLY.

C. DO NOT SCALE PLANS. DIMENSIONS AND NOTES TAKE PRECEDENCE OVER SCALE OF PLANS.

D. THIS DRAWING IS NOT SIGNED BY A PROFESSIONAL ARCHITECT. IT IS THE FINAL OFFICIAL CONCEPTUAL PLAN.

E. THIS CONCEPT PLAN WAS DRAWN FROM A PLAN DRAWN BY OTHERS. ACCURACY IS NOT GUARANTEED. IF THERE IS AN ERROR, IT IS THE USER'S FAULT. PLEASE CONTACT DATA BUNCH AT 999-456-9997.

- 17 OFFICES
- 62 CUBICLES INCLUDING RECEPTION
- PUBLIC WAITING AREAS
- FILE STORAGE AREAS
- COFFEE BAR/ SMALL BREAKROOM AREAS
- 4 CONFERENCE ROOMS
- 1 WELLNESS ROOM
- 10 EXISTING SINGLE OCCUPANT RESTROOMS
- COPIER, FAX AREAS
- 3 IDF ROOMS
- 1 COPY/BREAK ROOM
- KIDS KORNER AREAS
- COMPLEX CARE AREAS

	COMPLEX CARE YOUTH SERVICES AREAS
	KIDS KORNER SERVICES AREAS.
	ANEMITY AREAS -- MEASUREMENT CONFERENCE, FILE, TRAINING INTERVIEW, AREAS ETC.
	PRIVATE OFFICES
	OPEN OFFICE AREAS -- STAFF AREAS
	LOBBY AREAS -- CLIENT CIRCULATION
	SERVICE AREAS -- ELEVATOR, JANITOR, ELECTRONIC, FREE DISPOSABLE, FREE

**NOT APPROVED**

Human Services  
Administrative Support Division, Facilities

CONCEPTUAL FLOOR PLAN - OPTION A

01

09/05/2023

09/05/23

D. BUNCH

45

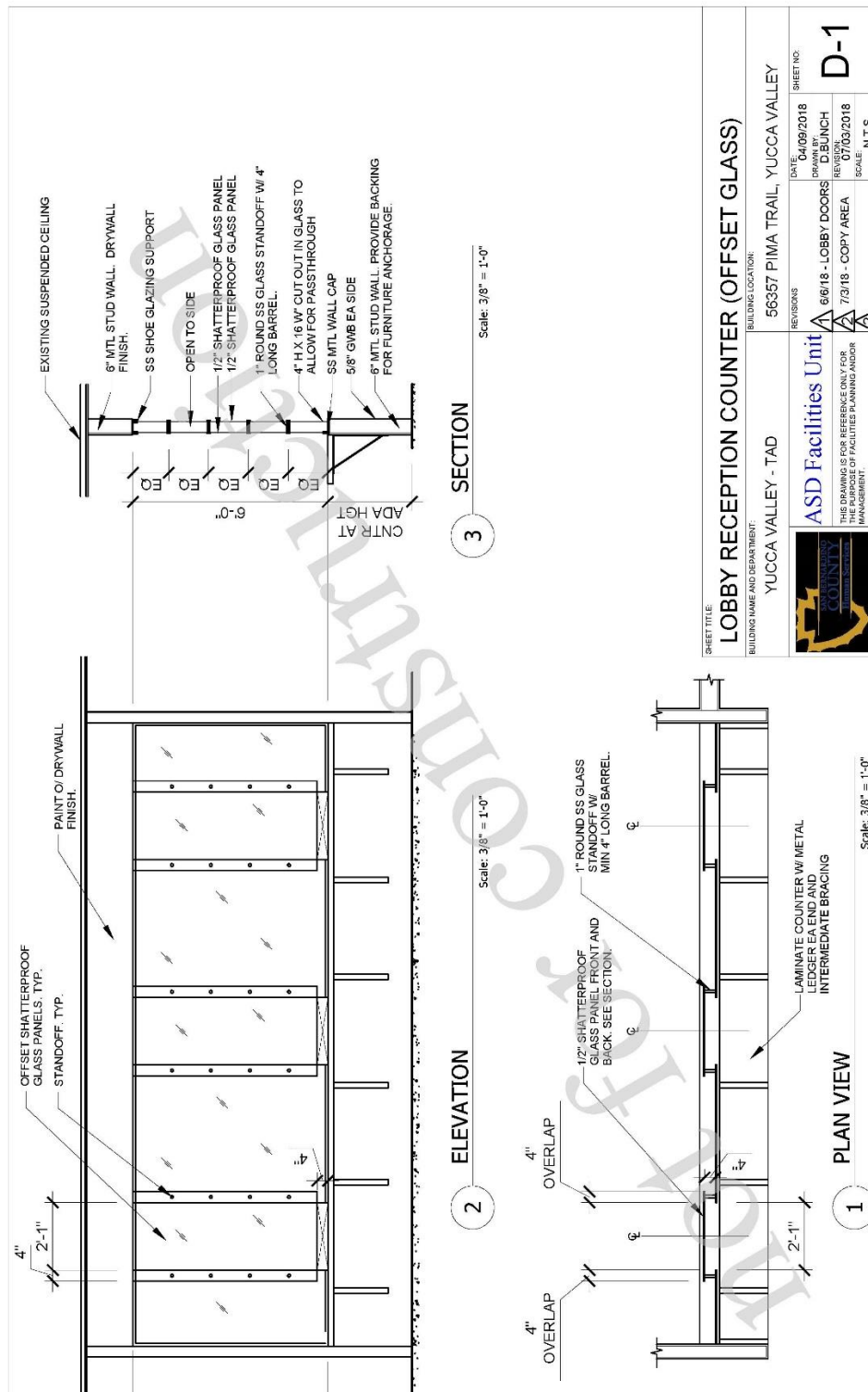


Figure 8 - Proposed Transaction Window Detail



## **EXHIBIT "I"**

### **Levine Act Campaign Contribution Disclosure** **(formerly referred to as Senate Bill 1439)**

The following is a list of items that are not covered by the Levine Act. A Campaign Contribution Disclosure Form will not be required for the following:

- Contracts that are competitively bid and awarded as required by law or County policy
- Contracts with labor unions regarding employee salaries and benefits
- Personal employment contracts
- Contracts under \$50,000
- Contracts where no party receives financial compensation
- Contracts between two or more public agencies
- The review or renewal of development agreements unless there is a material modification or amendment to the agreement
- The review or renewal of competitively bid contracts unless there is a material modification or amendment to the agreement that is worth more than 10% of the value of the contract or \$50,000, whichever is less
- Any modification or amendment to a matter listed above, except for competitively bid contracts.

#### **DEFINITIONS**

Actively supporting the matter: (a) Communicate directly with a member of the Board of Supervisors or other County elected officer [Sheriff, Assessor-Recorder-Clerk, District Attorney, Auditor-Controller/Treasurer/Tax Collector] for the purpose of influencing the decision on the matter; or (b) testifies or makes an oral statement before the County in a proceeding on the matter for the purpose of influencing the County's decision on the matter; or (c) communicates with County employees, for the purpose of influencing the County's decision on the matter; or (d) when the person/company's agent lobbies in person, testifies in person or otherwise communicates with the Board or County employees for purposes of influencing the County's decision in a matter.

Agent: A third-party individual or firm who, for compensation, is representing a party or a participant in the matter submitted to the Board of Supervisors. If an agent is an employee or member of a third-party law, architectural, engineering or consulting firm, or a similar entity, both the entity and the individual are considered agents.

Otherwise related entity: An otherwise related entity is any for-profit organization/company which does not have a parent-subsidary relationship but meets one of the following criteria:

- (1) One business entity has a controlling ownership interest in the other business entity;
- (2) there is shared management and control between the entities; or
- (3) a controlling owner (50% or greater interest as a shareholder or as a general partner) in one entity also is a controlling owner in the other entity.

For purposes of (2), "shared management and control" can be found when the same person or substantially the same persons own and manage the two entities; there are common or commingled funds or assets; the business entities share the use of the same offices or employees, or otherwise share activities, resources, or personnel on a regular basis; or there is otherwise a regular and close working relationship between the entities.

Parent-Subsidiary Relationship: A parent-subsidiary relationship exists when one corporation has more than 50 percent of the voting power of another corporation.

**Landlord must respond to the questions on the following page. If a question does not apply respond N/A or Not Applicable.**

1. Name of Landlord: AIAT L.L.C

2. Is the entity listed in Question No. 1 a non-profit organization under Internal Revenue Code section 501(c)(3)?

Yes ☐ If yes, skip Question Nos. 3 - 4 and go to Question No. 5.

No ☒

3. Name of Principal (i.e., CEO/President) of entity listed in Question No. 1, if the individual actively supports the matter and has a financial interest in the decision: Mohammed Latifi

4. If the entity identified in Question No.1 is a corporation held by 35 or less shareholders, and not publicly traded ("closed corporation"), identify the major shareholder(s):

5. Name of any parent, subsidiary, or otherwise related entity for the entity listed in Question No. 1 (see definitions above):

Company Name	Relationship
<u>N/A</u>	

6. Name of agent(s) of Landlord:

Company Name	Agent(s)	Date Agent Retained (if less than 12 months prior)
<u>N/A</u>		

7. Name of Subcontractor(s) (including Principal and Agent(s)) that will be providing services/work under the awarded contract if the subcontractor (1) actively supports the matter and (2) has a financial interest in the decision and (3) will be possibly identified in the contract with the County or board governed special district:

Company Name	Subcontractor(s):	Principal and/or Agent(s):
<u>N/A</u>		

8. Name of any known individuals/companies who are not listed in Questions 1-7, but who may (1) actively support or oppose the matter submitted to the Board and (2) have a financial interest in the outcome of the decision:

Company Name	Individual(s) Name
<u>N/A</u>	

9. Was a campaign contribution, of more than \$500, made to any member of the San Bernardino County Board of Supervisors or other County elected officer within the prior 12 months, by any of the individuals or entities listed in Question Nos. 1-8?

No ☒ If no, please skip Question No. 10.

Yes ☐ If yes, please continue to complete this form.

10. Name of Board of Supervisor Member or other County elected officer: N/A

Name of Contributor: \_\_\_\_\_

Date(s) of Contribution(s): \_\_\_\_\_

Amount(s): \_\_\_\_\_

Please add an additional sheet(s) to identify additional Board Members or other County elected officers to whom anyone listed made campaign contributions.

By signing below, Landlord certifies that the statements made herein are true and correct. Landlord understands that the individuals and entities listed in Question Nos. 1-8 are prohibited from making campaign contributions of more than \$500 to any member of the Board of Supervisors or other County elected officer while this matter is pending and for 12 months after a final decision is made by the County.

Signature

Mohammad Lutfi

Print Name

Date

5/13/25  
AIAT LLC

Print Entity Name, if applicable