The City of OKLAHOMA CITY MAPS4

JHBR architecture

PROJECT: M4-DDC41

MAPS 4 Henrietta B. Foster Center Renovation

Preliminary Report

May 2025

JHBR Architecture | 600 NE 4th Street, Suite 200 | 73104

THE CITY OF OKLAHOMA CITY

APPROVAL SHEET

PROJECT M4-DDC41
MAPS 4 HENRIETTA B. FOSTER CENTER RENOVATION

Prepared by

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Oklahoma City, OK 73104
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Recommended for Approval

David E. Todd, P.E.
MAPS Program Manager

Debbie Miller, P.E., Director
Public Works Director/City Engineer

RECEIVED by the Council of the City of Oklahoma City this _____day of _____, 20_____.

ATTEST:

City Clerk

Mayor

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Executive Summary

The Henrietta B. Foster Center is an existing community center located on the South side of 586 N. Durland Avenue in Oklahoma City. It was originally constructed in 1951 as the Eastside YMCA and was intended to serve the African American population during the period of segregation. Eventually, it was later repurposed to provide family and youth-oriented services for the local community with a focus on alleviating longstanding issues through a series of recreational and educational programs.

The Oklahoma City Council later renamed the building to honor Henrietta Beasley Foster shortly after her passing. From 1934 to 1968, she spent 34 years serving as a librarian within the Oklahoma City Public Schools system. During that time, she sought to encourage and inspire generations of students and empower them to improve their own lives and their surrounding community. On December 10th, 2019, Oklahoma City voters approved the sales tax to fund MAPS 4 which includes renovating the existing facility.

The primary objective of the renovation is to develop and promote new entrepreneurial opportunities for the surrounding community and provide continuing support for its members. To facilitate this, a series of improvements to the existing site and building infrastructure are being planned. This includes restoring the exterior façade and repairing the building envelope as well as increasing parking capacity while improving vehicular circulation. All existing electrical, mechanical and plumbing systems are slated for replacement.

A brief summary of the work is as follows:

- Repair of the building envelope, site components and existing damage.
- Replacement of outdated electrical, mechanical and plumbing systems.
- Expansion or upgrade of the existing fire protection and life safety systems.
- Integration of information technology and safety/security components.
- Improved vehicular circulation and increased parking capacity overall.

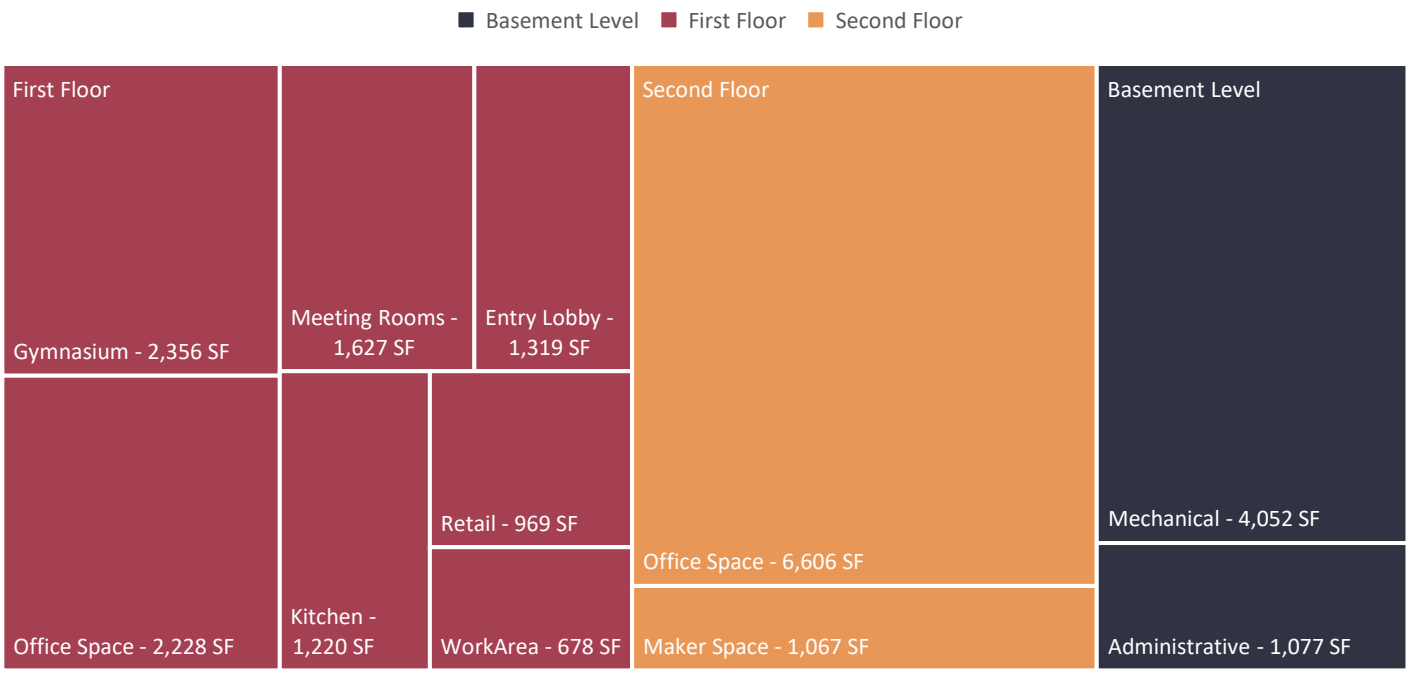
Building Summary

The existing two-story facility includes a partial basement below grade that previously housed the electrical switch gear serving the building along with a pair of boilers that had already been abandoned in place. The switch gear is scheduled to be replaced in its entirety and, if sufficient funds are available, the non-functioning boilers will be removed. The remaining space will be subdivided accordingly to serve the electrical, mechanical and information technology needs of the new facility.

The existing first floor level currently consists of a full court basketball gym in the Southwest quadrant, a junior Olympic sized indoor pool to the Southeast, and a series of cardio, weight training and private offices to the North. The plan is to convert the Eastern half of the basketball court into a new entry/lobby space, infill the pool to create a new conference center, convert the fitness areas into an open office co-working space and convert the private office area into new commercial kitchen/retail space.

The second floor will continue to be used for private office space but will be fully renovated using modular systems furniture and demountable partitions allowing for flexibility and future reconfiguration as needed. The two upper and lower mid/split levels above/below the first floor will be converted from locker rooms to administrative and maker space labs respectively using the same modular furniture systems. If the budget allows, part of the existing gym roof may be structurally reinforced to support a future rooftop terrace.

A brief summary of the areas is as follows:



Stakeholder Input

The new facility will be operated by Metro Technology Centers in partnership with a consortium of local organizations including Progress OKC, Northeast Oklahoma City Renaissance and Oklahoma Small Business Development Centers. They will work closely together to develop and promote new and existing small businesses with the surrounding community while also providing new entrepreneurship opportunities for local residents.

To determine the programmatic needs of the new facility, the design team implemented a series of regularly scheduled meetings with the consortium on a monthly basis in order to identify and evaluate the wants and needs of the group. This led to the development of a preliminary space program that was used as a roadmap in the reallocation of the existing spaces within the building. Particular attention was paid to the adjacencies of each space in order to develop a layout that promoted efficiency.

Following a series of meetings with the consortium, it was determined that both private and shared office and conferencing space would be a primary need for the new facility. This was followed closely by the possibility of a smaller kitchen and/or retail space(s) that could support the functions of the other areas. In all, several functions were identified as potential needs that also included administrative offices for the facility operator as well as a maker lab design space for future entrepreneurs.

SPACE PROGRAM

M4-DDC41, Henrietta B. Foster Center (22-043)
June 27, 2023

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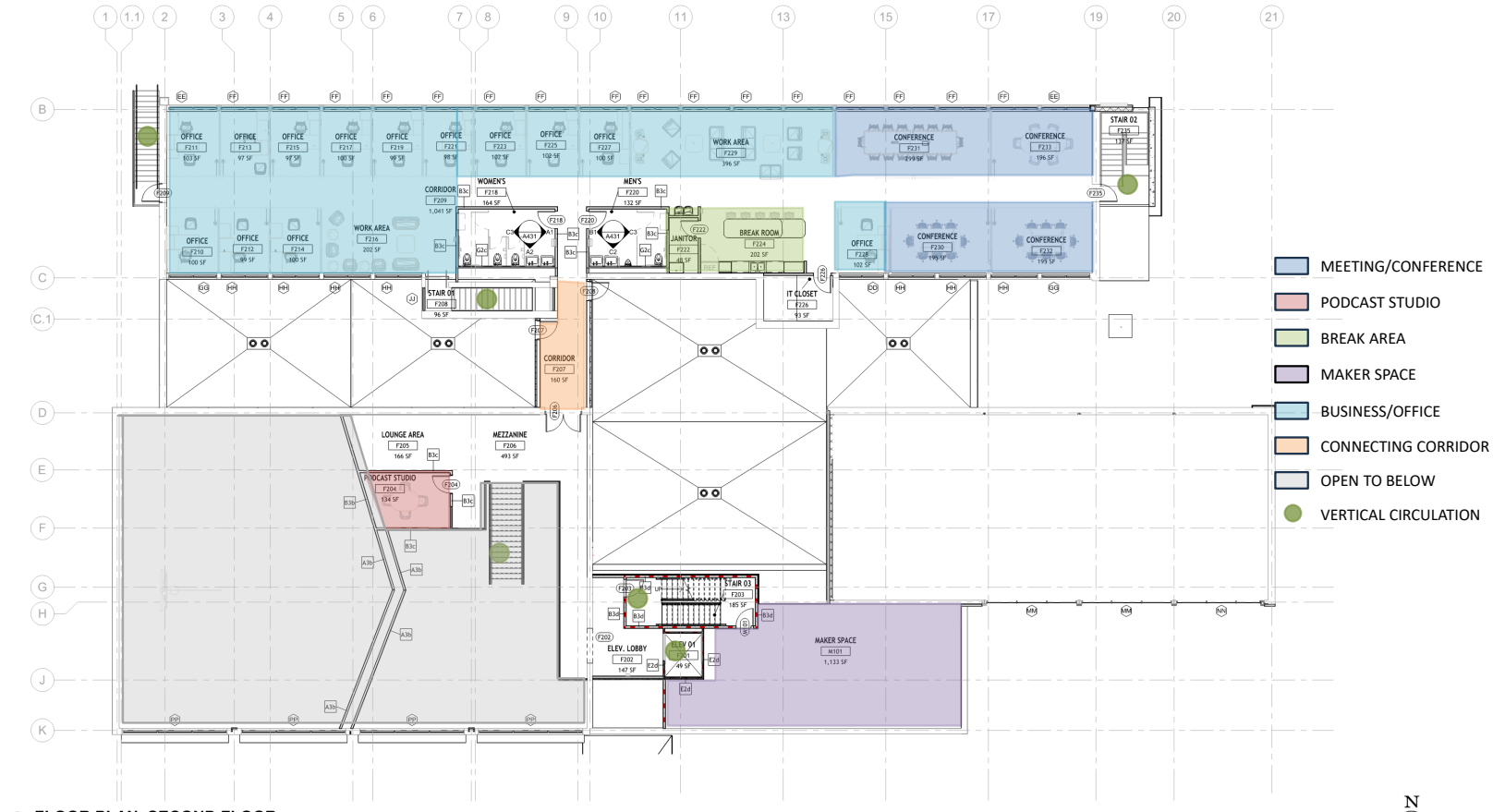
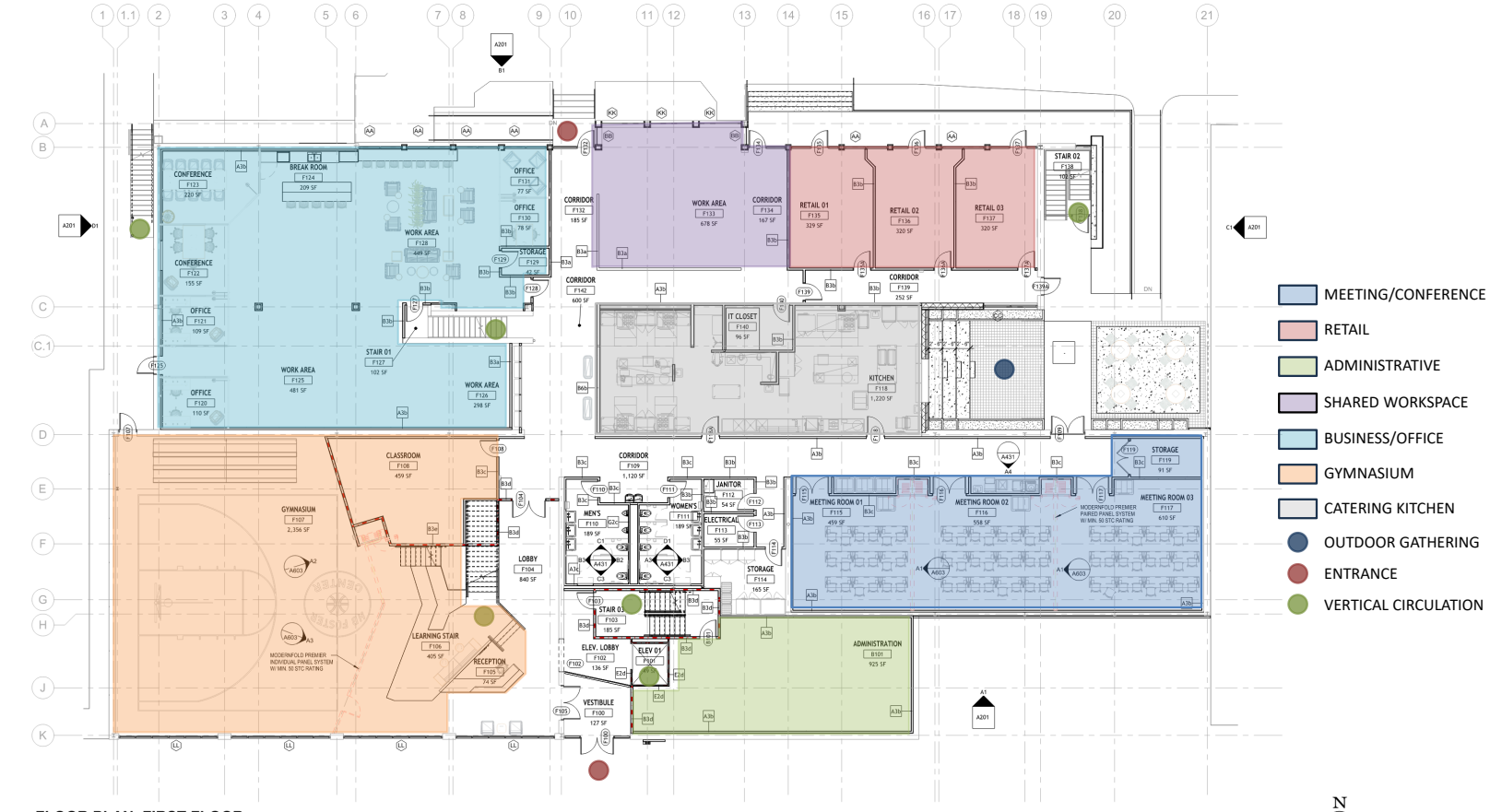
ITEM	ROOM	AREA (NSF)	QUANTITY	TOTAL (NSF)	
	Storefront			**7,500**	
1	Retail/Storefront	5,000	1	5,000	1st floor
2	Storage	1,250	2	2,500	basement
	Co-working space			**10,000**	
1	Private Offices	500	10	5,000	1st floor
2	Community Workspace	5,000	1	5,000	1st floor
3	Community Gathering Space	2,400	1	2,400	1st floor
4	Conference Rooms	500	2	1,000	1st floor
5	Fabrication Lab Space	2,800	1	2,800	basement
6	Phone Rooms	100	2	200	1st floor
7	Copy / Print / Break Area	1,000	1	1,000	1st floor
	Technology			**300**	
1	Office	0	0	0	
2	IT Closet	300	1	300	basement
3	Computer Lab	0	0	0	
4	Training Room	0	1	0	2nd floor
	Event / Meeting / Training Space			**3,000**	
1	Pre-function / Lobby Space / Pop-up booths	1,000	1	1,000	2nd floor
2	Coffe Shop / Grab & Go Food	2,000	1	2,000	2nd floor
3	Kitchen - Serving/Micro/Test/Prep/ Co-kitchen	0	0	0	1st floor
4	Small Meeting room - 6 person	800	1	800	2nd floor
5	Medium Meeting room - 10 person	800	1	800	2nd floor
6	Training Room - 12 person	800	1	800	2nd floor
7	Board Room - 14 Person	800	1	800	2nd floor
8	Flexible Classroom - 30 - 60 person	2,000	1	2,000	2nd floor
8	Flexible Conference Center	900	1	900	2nd floor
	Building Support			**1,500**	
1	Administrative Offices	300	5	1,500	
2	Conference Room	0	0	0	
3	Reception / Waiting	500	1	500	
4	Janitorial	500	1	500	
5	Storage	0	0	0	
6	GN Restrooms	750	2	1,500	
7	Public Restrooms	750	2	1,500	
8	Locker Room / Shower facilities	500	2	1,000	
1	Circulation (35% Grossing Factor)	1,000		1,000	



A1 / A112 **FLOOR PLAN, SECOND FLOOR**
1/8" = 1'-0"



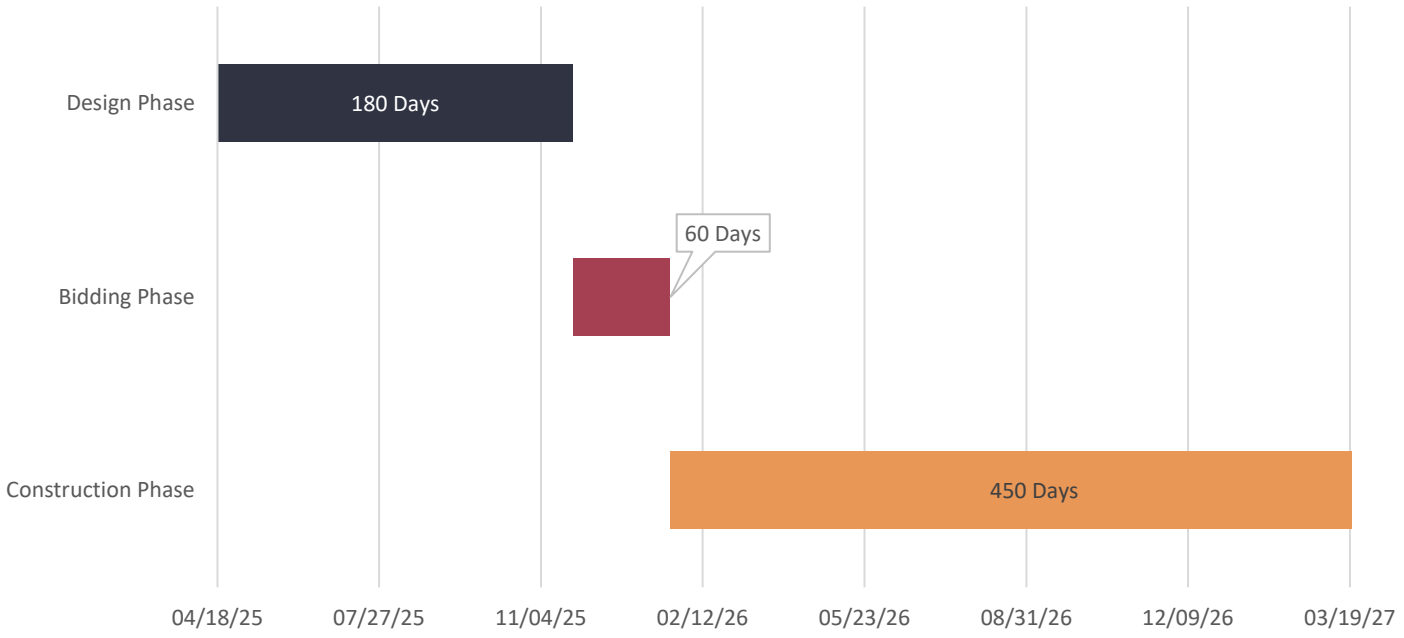
A1 / A111 **FLOOR PLAN, FIRST FLOOR**
1/8" = 1'-0"

Project Schedule

The renovation of the existing facility will be completed during the course of two separate but consecutive phases that will be comprised of early demolition and final restoration. The early demolition package has already been issued, bid and awarded to Midwest Wrecking Co. based out of Oklahoma City. A notice to proceed was issued to the demolition contractor on July 23rd, 2024 followed by a final acceptance letter of the work already completed on November 1st, 2024.

With the exception of the exterior building envelope and existing building structure, the early demolition package consisted of the removal of all interior building components. This included at a minimum all interior finishes, mechanical systems, plumbing fixtures and electrical devices. The existing boilers that were previously abandoned in place in the basement have continued to remain in place while the existing exterior building envelope was also left in place.

The remainder of the work will be delineated in the next bid package currently scheduled to be issued in Q4 of 2025. This is contingent on the approval and receipt of authorization to proceed for this and future submissions to the Oklahoma City MAPS 4 office, MAPS 4 program consultant ADG, Innovation District Subcommittee, Citizens Advisory Board and the Oklahoma City Council. The following bidding and construction processes are expected to take 60 and 450 days respectively to complete.



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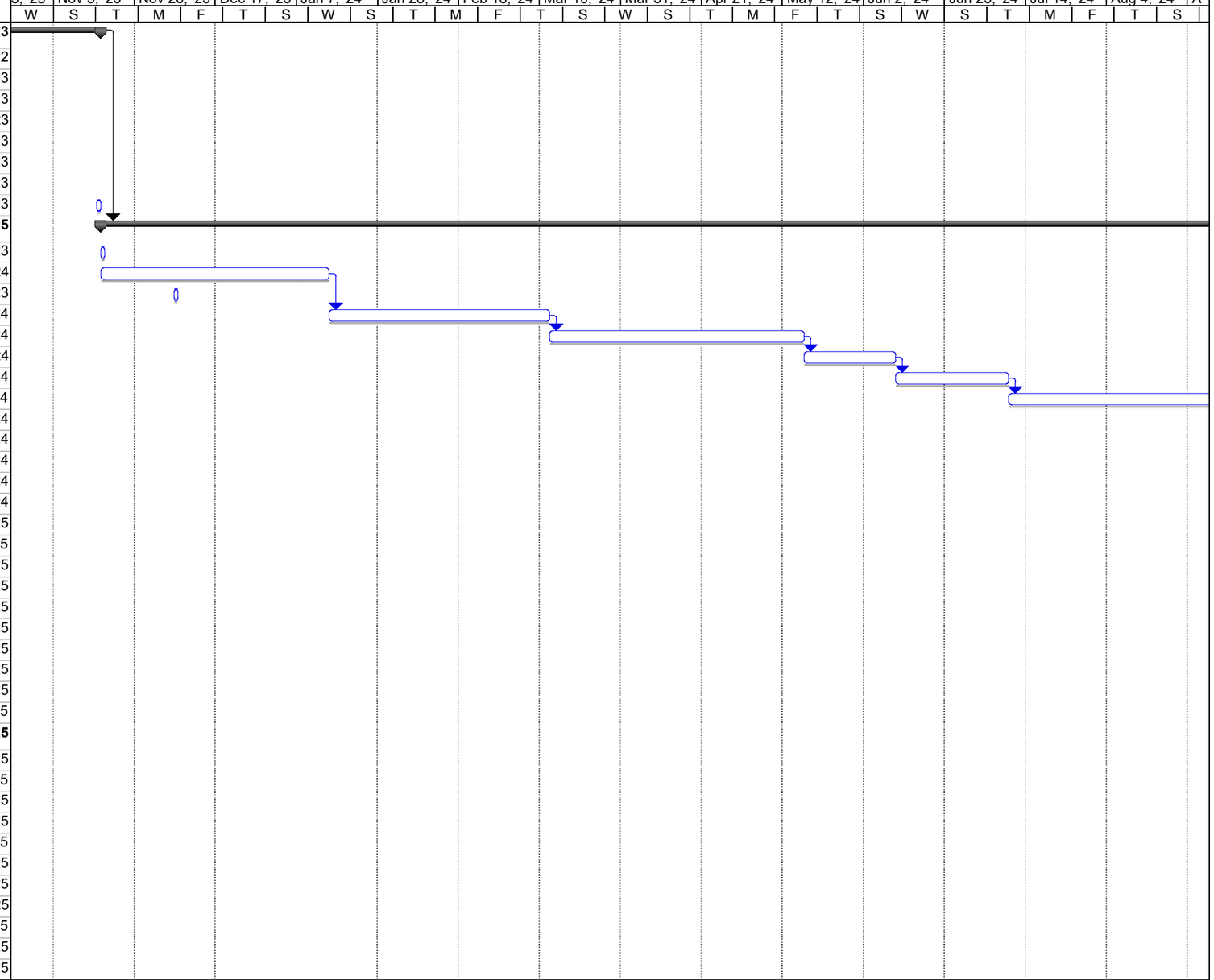
City of OKC MAPS4

Henrietta B Foster Center Renovation

M4-DDC41

May 2025

ID	Task Name	Duration	Start	Finish
1	**Programming**	**310.65 days**	**Thu 12/22/22**	**Fri 11/17/23**
2	Kick-Off Meeting	1 day	Thu 12/22/22	Fri 12/23/22
3	Programming and Scope Definition	281 days	Fri 12/23/22	Tue 10/17/23
4	Tenant Move-out	1 day	Mon 7/3/23	Tue 7/4/23
5	Selective Demolition	14 days	Mon 10/2/23	Mon 10/16/23
6	Exemplary Tour	2 days	Wed 8/9/23	Fri 8/11/23
7	Innovation District Subcomittee	1 day	Wed 9/6/23	Thu 9/7/23
8	Town Hall Meeting	1 day	Mon 9/11/23	Tue 9/12/23
9	Foster Center Final Programming Meeting	1 day	Thu 11/16/23	Fri 11/17/23
10	**Task One (Preliminary Design)**	**505.41 days**	**Fri 11/17/23**	**Wed 5/7/25**
11	Notice To Proceed	1 day	Fri 11/17/23	Sat 11/18/23
12	A/E Preliminary Design	56 days	Fri 11/17/23	Mon 1/15/24
13	Innovation District Subcomittee	1 day	Wed 12/6/23	Thu 12/7/23
14	**Early Demolition Package**	54 days	Mon 1/15/24	Tue 3/12/24
15	Arch Design Development	62 days	Tue 3/12/24	Fri 5/17/24
16	Engineering Design Development	22 days	Fri 5/17/24	Mon 6/10/24
17	Cost Estimating	28 days	Mon 6/10/24	Tue 7/9/24
18	Value Engineering Design - Arch	60 days	Tue 7/9/24	Wed 9/11/24
19	Value Engineering Design - Engineers	41 days	Wed 9/11/24	Fri 10/25/24
20	City OKC Review and Approval	7 days	Fri 10/25/24	Fri 11/1/24
21	A/E Incorporate Review Comments	4 days	Fri 11/1/24	Tue 11/5/24
22	Innovation District Subcomittee	1 day	Wed 11/6/24	Thu 11/7/24
23	Citizen's Advisory Board	1 day	Thu 11/7/24	Fri 11/8/24
24	Kitchen Planning and Coordination	89 days	Tue 11/19/24	Fri 2/21/25
25	Kitchen Engineering Drawing Update	18 days	Fri 2/21/25	Wed 3/12/25
26	Cost Estimating	21 days	Wed 3/12/25	Thu 4/3/25
27	Innovation District Subcomittee	1 day	Wed 4/2/25	Thu 4/3/25
28	Citizen's Advisory Board	1 day	Thu 4/3/25	Fri 4/4/25
29	City OKC Review and Approval	14 days	Fri 4/4/25	Fri 4/18/25
30	A/E Incorporate Review Comments	6 days	Fri 4/18/25	Fri 4/25/25
31	Innovation District Subcomittee	1 day	Wed 4/30/25	Thu 5/1/25
32	Citizen's Advisory Board	1 day	Thu 5/1/25	Fri 5/2/25
33	City Council	1 day	Tue 5/6/25	Wed 5/7/25
34	**Task Two (Final Design)**	**176.88 days**	**Thu 5/8/25**	**Wed 11/12/25**
35	Notice To Proceed	1 day	Thu 5/8/25	Fri 5/9/25
36	A/E Drawings and Specifications 60%	45 days	Fri 5/9/25	Wed 6/25/25
37	Cost Estimating	14 days	Thu 6/26/25	Thu 7/10/25
38	City OKC Review and Comments	20 days	Thu 7/10/25	Fri 8/1/25
39	A/E Drawings and Specifications 95%	45 days	Fri 8/1/25	Wed 9/17/25
40	Cost Estimating	21 days	Wed 9/17/25	Fri 10/10/25
41	City OKC Review and Comments	13 days	Fri 10/10/25	Fri 10/24/25
42	A/E Incorporate Review Comments	10 days	Fri 10/24/25	Mon 11/3/25
43	A/E Drawings and Specifications 100%	1 day	Tue 11/4/25	Wed 11/5/25
44	Innovation District Subcomittee	1 day	Wed 11/5/25	Thu 11/6/25
45	Citizens Advisory Board	1 day	Thu 11/6/25	Fri 11/7/25



Project: OKC MAPS4 Foster Center
Date: Mon 4/14/25

Task
Split
Progress
Milestone
Summary
Rolled Up Task
Rolled Up Split
Rolled Up Milestone
Rolled Up Progress
External Tasks
Project Summary
External Milestone
Deadline

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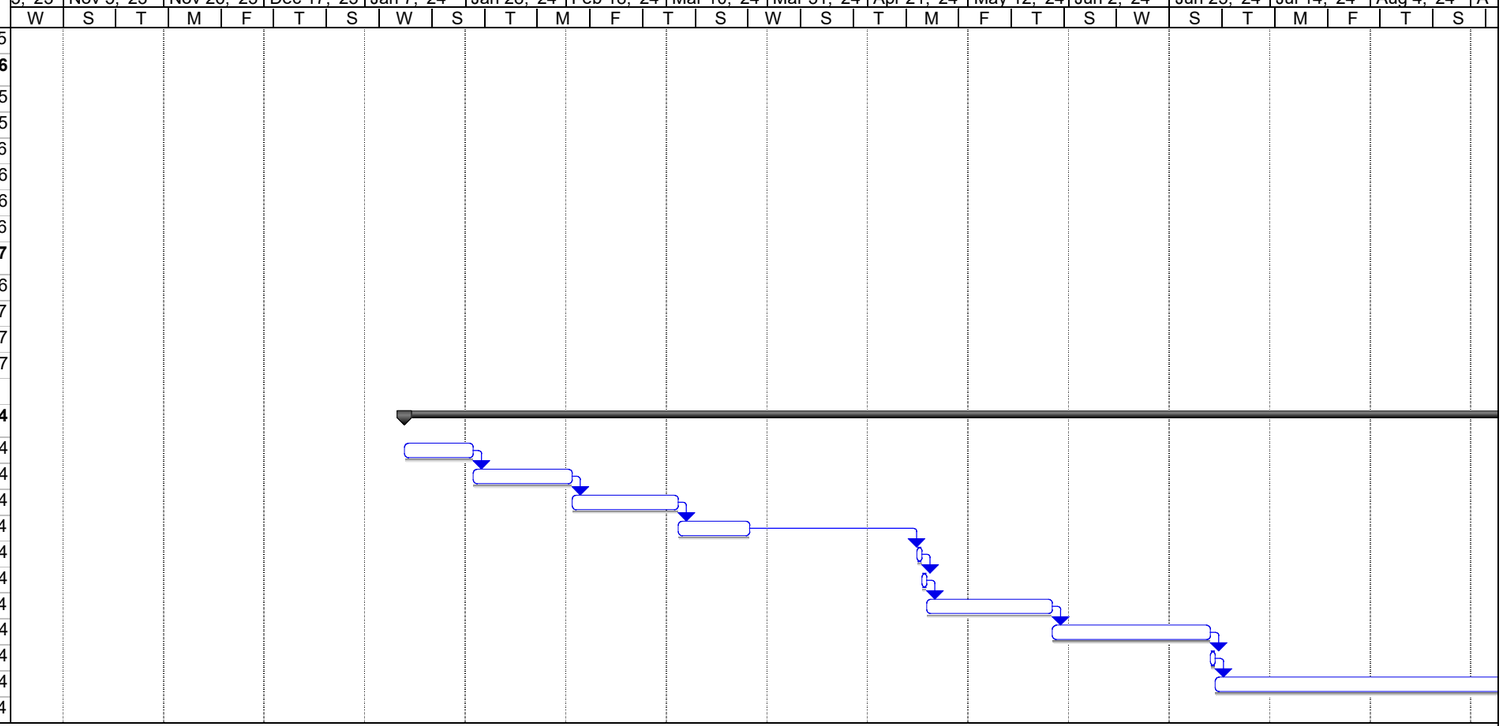
City of OKC MAPS4

Henrietta B Foster Center Renovation

M4-DDC41

May 2025

ID	Task Name	Duration	Start	Finish
46	Council	1 day	Tue 11/11/25	Wed 11/12/25
47	**Task Three (Bidding)**	**58.29 days**	**Thu 11/13/25**	**Wed 1/14/26**
48	Bidding	27 days	Thu 11/13/25	Thu 12/11/25
49	Bid Opening	1 day	Thu 12/11/25	Fri 12/12/25
50	Contracts	24 days	Fri 12/12/25	Wed 1/7/26
51	Innovation District Subcomittee	1 day	Wed 1/7/26	Thu 1/8/26
52	Citizen's Advisory Board	1 day	Thu 1/8/26	Fri 1/9/26
53	City Council	1 day	Tue 1/13/26	Wed 1/14/26
54	**Task Four (Construction)**	**452 days**	**Thu 1/15/26**	**Mon 5/10/27**
55	Notice to Proceed	1 day	Thu 1/15/26	Fri 1/16/26
56	Construction	420 days	Fri 1/16/26	Wed 4/7/27
57	Substantial Completion	1 day	Wed 4/7/27	Thu 4/8/27
58	Project Closeout	30 days	Thu 4/8/27	Mon 5/10/27
59				
60	**Early Demolition Package**	**272.71 days**	**Mon 1/15/24**	**Wed 10/30/24**
61	Design Documentation	14 days	Mon 1/15/24	Mon 1/29/24
62	Cost Estimating	19 days	Mon 1/29/24	Mon 2/19/24
63	Construction Documents	21 days	Mon 2/19/24	Tue 3/12/24
64	City OKC Review and Comments	14 days	Tue 3/12/24	Wed 3/27/24
65	Innovation District Sub Committee	1 day	Wed 5/1/24	Thu 5/2/24
66	Council	1 day	Thu 5/2/24	Fri 5/3/24
67	Bidding	25 days	Fri 5/3/24	Wed 5/29/24
68	Contracts and Approvals	31 days	Wed 5/29/24	Mon 7/1/24
69	Notice to Proceed	1 day	Mon 7/1/24	Tue 7/2/24
70	Construction	112 days	Tue 7/2/24	Tue 10/29/24
71	Substantial Completion	1 day	Tue 10/29/24	Wed 10/30/24



Project: OKC MAPS4 Foster Center
Date: Mon 4/14/25

Task	Milestone	Rolled Up Split	External Tasks	Deadline
Split	Summary	Rolled Up Milestone	Project Summary	
Progress	Rolled Up Task	Rolled Up Progress	External Milestone	

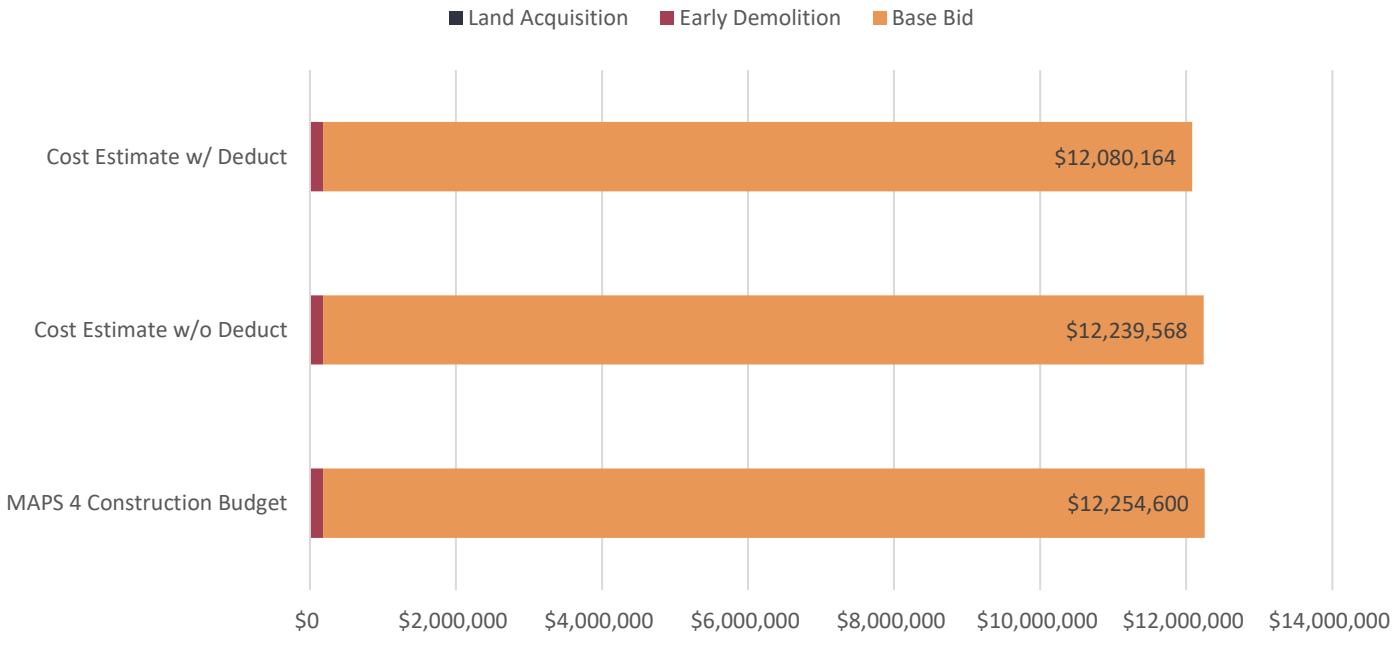
Cost Estimate

The total available construction budget at this time is just over $12.25M, which does not include an allowance set aside for land acquisition purposes. In order to adequately meet the required parking calculations for the new facility, the vacant lots directly to the South of the building are needed to extend the existing parking lot down and increase its overall capacity. As a result, the City is in the process of negotiating with the current land Owner(s) to acquire the properties directly.

The summary provided below is based on the detailed cost estimated prepared by Pre Construction Services, Inc. on April 1st, 2025. This estimate represents the projected cost to date based on the information available in the current set of design documents coupled with known market trends and rates. In an effort to maintain conformance to the previously established fixed limit of construction, a series of potential scope additions or deductions are in the process of being identified and evaluated should they be required.

A brief summary of the anticipated costs is as follows:

- $ 12,254,600 Construction Budget (MAPS 4 funds allocated for construction purposes)
- $ 12,058,538 Base Bid (Renovation of existing facility and construction of new parking lot)
- $ 181,030 Early Demolition (Removal of existing finishes and fixtures prior to construction)
- $ 0 Land Acquisition (Purchase of vacant lots to the South to be used for parking)
- $ 159,404 Potential Deduct (Omit fire pump and generator if water pressure is adequate)



Drainage Study

As part of the Task 1 preliminary report service requirements outlined in the contract, the design team was tasked with determining whether a drainage study was required in order to calculate the 100 year base flood elevation. During the course of the investigation however, it was determined that the project site falls within an "Area of Minimal Flood Hazard" as shown on the map provided below from the Federal Emergency Management Agency website.

As a result, the consensus is that there would not be a base flood elevation for a 100 year event that falls within or near the general vicinity of the existing project site. Therefore the need for a drainage study to calculate the base flood elevation for a 100 year event has been deemed "Not Applicable" at this time. Additional information may be found on the Federal Emergency Management Agency website at https://fema.maps.arcgis.com/

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Client: City of Oklahoma City
Project: MAPS 4 Henrietta B. Foster Center Renovation
Location: Oklahoma City, OK
Project No.: 22-043
Date: July 9, 2024

CODE SUMMARY

Project Location:

614 NE 4th Street
Oklahoma City, OK 73104

Applicable Codes:

International Building Code 2018
National Electrical Code 2017
International Plumbing Code 2018
International Mechanical Code 2018
International Energy Conservation Code 2009
International Fire/Life Safety Code 2018
ICC/ANSI A117.1-2009 Accessibility Standards
International Existing Building Code 2018

Scope of Work:

The project will consist of a Level 3 alteration (per IEBC) of the existing 2-story facility located at 614 NE 4th Street, where the work area exceeds 50% of the existing building area. All existing mechanical, electrical and plumbing systems will be replaced in their entirety to meet current codes and regulations. Vertical conveying systems will be supplemented and/or replaced in order to connect all floor levels through an accessible means of egress.

Existing Floor Area:

Basement Level	3,769	GSF
First Floor	17,579	GSF
Second Floor	5,755	GSF
Roof Terrace	0	GSF
Total Area	27,103	GSF

New Floor Area:

Basement Level	0	GSF
First Floor	0	GSF
Second Floor	1,758	GSF
Roof Terrace	2,878	GSF (not included in total)
Total Area	28,861	GSF (combined)

Existing Use / Occupancy:

Assembly Group “A3” (Gymnasium, Pool)
Business Group “B” (Office Areas)

New Use / Occupancy:

Assembly Group “A3” (Conference Center, Gymnasium)
Business Group “B” (Office Areas)

Type of Construction:

Type IIB, Fully Sprinklered

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Oklahoma City, OK 73104-6231
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MAPS 4 Henrietta B Foster Center Renovation

Oklahoma City, Oklahoma

Prepared For:
JHBR Architecture
Oklahoma City, OK

PEC Project No.:
220880-000

Prepared by:
Shane Lee, P.E.
Mechanical Engineering

Kelby Ewert, PE
Electrical Engineering

Date:
January 25, 2024

10921 SOUTH WESTERN AVE. OKLAHOMA CITY, OK 73170 405-735-8939 www.pec1.com

PURPOSE:

Professional Engineering Consultants, P.A. (PEC) has been engaged by JHBR Architecture to provide Mechanical, Electrical and Plumbing (MEP) engineering services for the Henrietta B. Foster Center renovation project. The purpose of this narrative is to describe the proposed MEP systems for the project and provide recommendations to the owner for consideration.

MECHANICAL:

HVAC Systems:

Existing HVAC System:

The existing Henrietta B. Foster building is served by a combination of direct expansion (DX) packaged rooftop units (RTU's) and split systems for cooling. Heating is provided to the building by a steam system serving a combination of air handling units and unit ventilators. The steam boilers, feedwater tank and feedwater tank pumps are in a mechanical pit located in the basement of the building. The steam boilers are natural gas fired and the steam condensate throughout the building appears to be routed back to the boiler feedwater tank.

It is recommended that the existing HVAC equipment, piping, and ductwork be removed in its entirety due to the age of the equipment and the difficulty in servicing steam systems in this type of facility.

New HVAC System Recommendation:

The renovated building will be served primarily by packaged DX rooftop units with natural gas heat and hot gas reheat for humidity control. Large spaces will be served by one or more individual RTU's while groups of smaller spaces will be served by a single RTU. DX split systems with natural gas heat and hot gas reheat will be used where existing structural and architectural constraints do not allow for the use of RTU's. Outdoor condensing units for split systems will be located on the roof. Indoor split air handlers will be located above ceiling or in mechanical closets.

In commercial kitchen areas, new exhaust fans and packaged DX DOAS units with natural gas heat will be provided to maintain compliance with the relevant codes.

Electrical & IT Rooms:

- All electrical and IT rooms throughout the facility will be served by dedicated DX mini-split systems to allow for independent operation from the rest of the building.

HVAC Controls:

- The facility will be provided with a Building Automation System (BAS) that is fully BACNet compliant.

Plumbing Systems:

Existing Plumbing System:

The existing building domestic hot water system is served primarily by natural gas-fired water heaters. It is recommended that all existing domestic hot water heaters and associated hot water piping be removed and discarded.

All other plumbing systems in the facility such as domestic cold water, waste, vent, and roof drainage will be removed and discarded. Exceptions may be made on a case-by-case basis for piping located below grade where it is determined that the existing piping is in good working order and can properly serve the renovated building.

New Plumbing System Recommendation:

The renovated building will be provided with all new domestic hot water and domestic cold water distribution systems. New water heaters will be high efficiency natural gas-fired units. The building will be served by one or more domestic hot water recirculation loops.

All new waste, vent and roof drainage piping will be provided for the renovated facility. The only potential exceptions will be existing piping below grade that is in good working order and can properly serve the renovated building.

Fire Protection System:

The existing fire protection system will be removed in its entirety. A performance specification will be provided for a completely new fire protection system to be designed by the fire protection contractor.

ELECTRICAL, LOW VOLTAGE & TELECOMMUNICATIONS:

Power Distribution:

The existing building is served from a pole-mounted transformer on the southeast corner of the building. All existing service and distribution equipment throughout the building is intended to be demolished and replaced with new.

This building (approximately 31,000-square feet) will be served by a pad mounted utility transformer which could presumably reside to the southeast of the building. It is suggested that if aesthetics are of concern, that this piece of equipment may reside behind a screen wall or similar structure.

It is anticipated that the proposed service will be a 1,200-Amp, 208Y/120-Volt, 3-Phase, 4-Wire electrical service (with a main breaker) served from the proposed pad mounted transformer. From this location, power infrastructure will be distributed throughout the facility at strategic locations as needed. With the proposed building layout, it is anticipated that infrastructure will be located within storage areas and within high electrical demand areas such as the kitchen.

It is intended that the 208Y/120-Volt service will serve all loads within the building, including HVAC, lighting, common receptacle loads, controls, and miscellaneous equipment as dictated by the End Users.

At this time, it is anticipated that 90-minute batteries will be used for emergency egress lighting.

General Electrical Distribution:

All feeders will be sized based on copper and sized for the full ampacity of the overcurrent device from which it is fed. Aluminum feeders will be allowed for any feeders greater than 200-Amps or #3/0 AWG. Below grade conduits shall be PVC. Where conduits turn up through concrete and above grade, PVC wrapped RGS ells and risers will be used. Any circuit breakers 400-Amps and larger shall be adjustable electronic trip.

All branch circuits shall be in conduit; MC cable will be allowed for short runs of 5 feet or less, or for light whips from above ceiling junction boxes. MC cable is not to be used behind drywall, masonry, or anywhere it might be necessary to re-pull wiring in the future. Raceways for electrical distribution shall be held as tight to structure as possible in open ceiling areas. In all exposed conditions, conduits shall be routed together and, to the best of the Contractor's ability, following in a manner that is consistent with the building lines and architecture.

All panelboards and associated circuit breakers shall be fully rated. Distribution gear shall be rated for the environment where it is to be installed. In all cases, NEC required working clearances shall be maintained. All equipment shall be of one manufacturer, Square-D, Siemens or Eaton. General Electrical shall not be used.

Receptacles shall be "specification grade" and shall be 15-Amp and 20-Amp as required; all dedicated receptacles shall be 20-Amp. All receptacles located within 6-feet of a sink, or as otherwise prescribed by NEC Article 210, shall be GFCI protected, whether locally protected or at the circuit breaker. Devices located exterior of the building or in wet locations shall be listed as "weather-resistant" and be provided with weatherproof "in-use" covers. Where needed due to End User request or as dictated by Code, floor boxes with appropriate devices will be located as needed. Any floor boxes specified will be multi-service type and be gasketed (mop rated).

There will be no need for isolated ground receptacles or associated circuits within the building.

Interior Building Lighting:

All lighting shall utilize solid state LED technology, be capable of 0-10-Volt dimming and be 4000K color temperature with a minimum of <80CRI.

General interior lighting will consist of a mixture of recessed/surface mounted light fixtures and recessed downlights, where applicable. In locations where the architect/designer desires a higher aesthetic, fixtures will be coordinated and specified accordingly. Utility spaces, such as janitors' rooms, will be provided with strip utility lighting fixtures with wire guards. Exit signs will be wall mounted.

Illumination levels will follow IES recommendations and meet or exceed all requirements for egress illumination per the NFPA 101.

Lighting Controls:

Where applicable, multiple levels of control will be provided to allow for space flexibility. In spaces such as electrical/mechanical rooms or other such utility spaces, manual toggle switches with no dimming capabilities will be used.

Throughout the facility, all light fixture circuits will be controlled with standalone (non-networked) occupancy sensor, dimmable controls. Spaces that have electrical or mechanical equipment will not have occupancy or time-based control.

In spaces with audio-visual needs, lighting and lighting controls will be coordinated and integration will be investigated to simplify system usage for the End User.

Exterior / Site Lighting:

Building mounted and site lighting shall consist of LED fixtures to accent the architectural elements as needed, while providing adequate lighting for the safety of occupants and visitors. Exterior lighting shall be controlled by an astronomical timeclock/photocell located on the building. Exterior lighting will all be 3000K (or as agreed upon otherwise during design) color temperature and shall be controlled as needed to adhere to any restrictions regarding light spill or otherwise due to the location of the facility.

Telephone / Data Systems:

The buildings MDF/IDF/Data IT closet will be located based on BICSI and owner standards. It is intended that this room will house equipment to distribute telecommunications services to the general area of the building.

All low voltage cabling installation will adhere to BICSI standards. Cabling distances shall not exceed 295 feet.

Fire Alarm / CCTV / Security / Access Controls:

It is anticipated that the following systems will be required for this building: fire alarm, CCTV, access controls, and building security system. PEC will facilitate this discussion and design of pathways and infrastructure needed to allow for design of CCTV, access control, and security system pathways. System design, including architecture, device specification, etc. will need to be by the appropriate system vendor (as selected by the Owner) during this design process.

In the addition it is anticipated that the fire alarm system will be based on a voice evacuation system that will be installed per NFPA 72.

The recommendations provided in this report are qualitative only and should be considered schematic and not for construction purposes. The design and implementation based on these recommendations should be done under the direction of a licensed design professional. PEC will not be responsible for the implementation of the remedial actions taken that are solely based on the qualitative recommendations provided in this report. Unless otherwise specified, nothing in the report shall be deemed to imply or suggest anything beyond what is specifically stated therein.

This report is solely written for the use of the client. No party, other than the client, shall have the right to rely on the information provided in this report. This report is not transferable or assignable to any third party without written permission of PEC and is the copyrighted work of PEC. Reproductions of this report, not bearing the original engineer's signature and seal, shall not be considered valid.

PEC would appreciate the opportunity to assist in implementing the recommendations in this report. Please do not hesitate to contact us if we can be of further service.

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