

Project Name: Westchester County Regional Office	
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Note: General Requirements indicate requirements for all spaces in the leased area. Where conflicts or contradictions arise between the General Requirements and specific Room Data Sheets, the specific Room Data Sheets shall take precedence.

Special Features & Remarks - General, Architectural, Mechanical

General

- G1) Tenant shall have access to the Premises, and the Building 24 hours per day, 7 days a week, 52 weeks per year. The Tenant at its expense may install and maintain an electronic HID iCLASS (or compatible) system controlling access to the Building and Tenant's space at all times. This system must be compatible with State ID cards and will include a UPS, proximity card readers, screen, computer, keyboard and software capable of handling multiple facility codes. Tenant will provide and maintain the ID cards at Tenant's cost. Normal office hours are from 7am - 7 pm. Please list, in detail, all security and safety measures Landlord has or plans to have for the Building, including, without limitation, electronic surveillance, guards, lighting, physical barriers, electronic entry control, etc. Initial employee input to be performed by vendor in conjunction with Agency authorized system operator. Provide 8 hours of training over and above time required to input employee data. Multiple state agencies may share security system if data for staff is segregated. Coordinate tenants security system with any existing security system that the building has in place.
- G2) Each agency to have agency sub-master key under building master.
- G3) Provide photo badging system for public access and control of visitor access which is suitable to the selected site
- G4) Refer to Agency Program Summary for additional information including circulation requirements. Agency Programming Summary and Room Data Sheets should be used together.
- G5) Items checked within room data sheets for multiple rooms are for each specific room type.

Architectural

- A1) Provide horizontal window blinds at all exterior windows and interior glass walls.
- A2) Design parameters for rooms requiring sound attenuation shall meet sound transmission class (STC) ratings; large conference rooms, demising walls, toilet rooms, enclosed break rooms STC 45-49. Executive offices, conference rooms of 4-8 occupants STC 40-44. Mechanical rooms adjacent to work areas STC 50-55. Open plan break rooms shall have provisions for reduced sound transmission at walls adjacent to work areas. Walls, ceilings and doors shall be designed, specified and installed to meet or exceed required STC ratings. Specific rooms may require higher STC ratings as noted on Room Data Sheets. Design parameters for balanced noise criteria (NCB) utilizing recommended ANSI levels are: executive area & conference rooms 25-30 NCB, open plan office areas 35-40 NCB, computer equipment rooms 38-43 NCB, main lobby areas 38-48 NCB & libraries 33-37 NCB.
- A3) Provide door closers at all main doors entering agency space, secure areas and doors controlled by card access.

Mechanical

- M1) HVAC systems must be available for 24/7/365 operation.
- M2) Temperature Controls: Maximum of 1/1200sf. Minimum of 1 per 1,200 sf of usable area. Plus additional controls as required to address exterior wall heat loss/gain along with controls as called out in Room Data Sheets. Private offices may be grouped a maximum of 4 offices per temperature control. Landlord's existing system will be reviewed for compatibility with agency's needs.

Project Name: Westchester County Regional Office	
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Special Features & Remarks - Electrical

Electrical

E1) Maximum of eight convenience receptacles per single pole, 20 Amp breaker.

E2) For each workstation or desk required by tenant, provide the following minimum power and data.

A) Free standing furniture and modular furniture with no powered panels shall have a minimum one duplex receptacle, and one data receptacle with a minimum of two RJ-45 jacks. Maximum of four power receptacles per single pole 20 Amp breaker.

B) Modular furniture with powered panels shall have a minimum three duplex receptacles, and one data receptacle with a minimum of two RJ-45 jacks.

E3) Provide an additional 14 dedicated single pole, 20 Amp duplex receptacles and 14 telecom/data receptacles, placed as directed by OGS for copiers, printers, faxes and other specialized office equipment. Provide access for 70 telecom/data cable locations (i.e. core drilling with distribution boxes for powered panels, and/or raised access floor (6" minimum), and/or in wall access with metal boxes. Conduits of sufficient size and quantity as determined by design, bushings, and drag line extended to above ceiling and/or in floor wire distribution system, etc.) Landlord to fire seal as required after installation of cabling by others. If powered modular furniture panels are used, Landlord to provide and install power to and final electrical connection to panels and associated equipment.

E4) Electrical/Telcom/Data quantities listed in Room Data Sheets will take precedence over quantities depicted in OGS Space Plans.

E5) Power poles will not be acceptable. Provide service to workstations/desks and office requirements by wall and/or floor outlets as directed by OGS.

E6) Wiring for telephone-data lines to be **Cat-6**, wiring for wireless access points to be **Cat-6A, installed by Landlord, UON. Final connections to be done by Tenant.**

E7) A minimum of one convenience duplex receptacle is to be installed in corridors @ 40' OC for maintenance.

E8) All areas, including areas with only one luminaire, that are required to have manual lighting control shall incorporate an occupancy sensing device.

E9) In each computer server room provide grounding for tenant equipment: Wall mounted 1/4" x 4" x 10" copper ground plate connected to building steel or suitable ground via # 4/0 copper cable.

E10) In specific Sheets where "connect to UPS" and/or "connect to generator" are indicated, Landlord must provide all pertinent equipment and related connections.

E11) Provide lighting meeting the IESNA standards for light levels and uniformity. All lighting shall be dimmable. The lighting system shall be commissioned prior to occupancy, such that the average light levels in each space shall not exceed 25 foot-candles at the appropriate workplane defined by IESNA.

E12) Back up Generator not required but is preferred to power office suite server room, emergency lighting in the building, some of main lighting core lighting and essential computers. If a generator is available, UPS to power computers at 28 workstations and the server room during a power outage and until the back up generator service is activated is preferred.

Open Office				State Of New York			
				Office Of General Services			
Space Program Room Data Sheet (Insert Room Name above)				Real Estate Center			
Project Name: Westchester County Regional Office	6X6	26	36	936			
	6X9	1	54	54			
	6X12	1	72	72			
	Space Type	Qty.	@ Net Sq. Ft.	Net Square Feet			
Totals:		28	Varies	1,062			
Function of Space: (Provide a description & number of occupants) Workstations, [26] 6x6, [1] 6x9, [1] 6x12				Supplemental Utilities			
				Winter Cooling (24 hrs x 7 days)			
				Pre-Action Type Sprinkler			
				Clean Agent Fire Suppression			
				Connect to Emergency Generator			
				Connect to UPS			
Relationship to Other Spaces: (Describe as appropriate)				Supplemental Power			
Next to:				Type	Duplex	Quad	
Near:				Convenience			
Away From:				Dedicated			
Other:				Computer			
Finishes: (Indicate material, color to be selected at a later date)				Supplemental Lighting			
Floor:		Carpet Tile		Volumetric LED Troffer			
Base:		Vinyl-Rubber Flat		LED Downlight			
Walls:		Eggshell of Satin Paint (1-coat primer, 2-coats finish)		Suspended Direct/Indirect Linear			
Trim:		Semi-gloss Paint; (1-coat primer, 2-coats finish)		Wall Sconce			
Ceiling:		Acoustical Lay-in Tile		Supplemental Communications			
Ceiling Hgt:		9'-0" or specify other as appropriate		# of Tel/Data Connections			
Doors Specify Type				Intercom			
Single 36"		Double 36"		Coaxial - Cable TV			
Other (specify size & no.)				A/V-Satellite Connection			
Solid Wood:				Sound System/Speakers			
Hollow Metal:				Sound Masking			
Rated:				Fiber Optics			
With Glass:				Utilization of Space			
Side Light:				7:00 AM - 7:00 PM		X	
Wall Types: Or As Req'd By Code		Door Hardware: Specify Type		24 hrs./day x 7 days/week		X	
Slab To Slab:		Lockset:		Other			
Ceiling High:		Pushpad:					
Partial Height:		Electronic					
Sound Attenuation:		Access					
Rated:		Control:					
Other:		Other:					
Special Needs/Equipment Requirements: (Use 2nd sheet as needed)							
Floor load:		Casework:					
Security:		Other:					
Special Features & Remarks: (Use 2nd sheet as needed)							

Conference Room - Large				State Of New York		
Space Program Room Data Sheet (Insert Room Name above)				Office Of General Services		
				Real Estate Center		
Project Name: Westchester County Regional Office	Large	1	300	300		
	Team					
	Space Type	Qty.	@ Net Sq. Ft.	Net Square Feet		
	Totals:	1	300	300		
Function of Space: (Provide a description & number of occupants)				Supplemental Utilities		
				Winter Cooling (24 hrs x 7 days)		X
				Pre-Action Type Sprinkler		
				Clean Agent Fire Suppression		
				Connect to Emergency Generator		
Relationship to Other Spaces: (Describe as appropriate)				Connect to UPS		
Next to:				Temperature Control		X
Near:						
Away From:				Supplemental Power		
Other:				Type	Duplex	Quad
Finishes:	(Indicate material, color to be selected at a later date)			Convenience	X	
Floor:	Carpet Tile			Dedicated	X	
Base:	Vinyl-Rubber Flat			Computer	X	
Walls:	Eggshell of Satin Paint (1-coat primer, 2-coats finish)					
Trim:	Semi-gloss Paint; (1-coat primer, 2-coats finish)					
Ceiling:	Acoustical Lay-in Tile			Supplemental Lighting		
Ceiling Hgt:	9'-0"	or specify other as appropriate		Volumetric LED Troffer		
Doors Specify Type				LED Downlight		X
	Single 36"	Double 36"	Other (specify size & no.)	Suspended Direct/Indirect Linear		
Solid Wood:	X			Wall Sconce		
Hollow Metal:				Independently (dimmer) Switched		X
Rated:				Supplemental Communications		
With Glass:				# of Tel/Data Connections		X
Side Light:	X			Intercom		
Wall Types:	Or As Req'd By Code	Door Hardware: Specify Type		Coaxial - Cable TV		X
Slab To Slab:	X	Lockset:	Classroom	A/V-Satellite Connection		
Ceiling High:		Pushpad:		Sound System/Speakers		
Partial Height:		Electronic		Sound Masking		
Sound Attenuation:	X	Access		Fiber Optics		
Rated:		Control:				
Other:		Other:		Utilization of Space		
Special Needs/Equipment Requirements: (Use 2nd sheet as needed)				7:00 AM - 7:00 PM		X
Floor load:		Casework:		24 hrs./day x 7 days/week		X
Security:		Other:		Other		
Special Features & Remarks: (Use 2nd sheet as needed)						
Provide multiple flush-mounted floor receptacle beneath fixed tables with data, AV, and power. Video conference/presentation capability via table connectivity as well as wirelessly. Table integrated audio conferencing with ceiling and program speakers.						
Provide blocking for wall-mounted flat panel displays.						
Acoustical seals recommended for doors.						

Conference Room - Small				State Of New York		
Space Program Room Data Sheet (Insert Room Name above)				Office Of General Services		
				Real Estate Center		
Project Name: Westchester County Regional Office	Large					
	Team		1	120		120
	Space Type	Qty.	@ Net Sq. Ft.	Net Square Feet		
	Totals:		1	Varies		120
Function of Space:	(Provide a description & number of occupants)			Supplemental Utilities		
				Winter Cooling (24 hrs x 7 days)		
				Pre-Action Type Sprinkler		
				Clean Agent Fire Suppression		
				Connect to Emergency Generator		
Relationship to Other Spaces: (Describe as appropriate)				Connect to UPS		
Next to:				Temperature Control		X
Near:						
Away From:				Supplemental Power		
Other:				Type	Duplex	Quad
Finishes:	(Indicate material, color to be selected at a later date)			Convenience	3	
Floor:	Carpet Tile			Dedicated		
Base:	Vinyl-Rubber Flat			Computer	1	
Walls:	Eggshell of Satin Paint (1-coat primer, 2-coats finish)					
Trim:	Semi-gloss Paint; (1-coat primer, 2-coats finish)					
Ceiling:	Acoustical Lay-in Tile			Supplemental Lighting		
Ceiling Hgt:	9'-0"	or specify other as appropriate		Volumetric LED Troffer		
Doors Specify Type				LED Downlight		
	Single 36"	Double 36"	Other (specify size & no.)	Suspended Direct/Indirect Linear		
Solid Wood:	X			Wall Sconce		
Hollow Metal:				Independently Switched		X
Rated:				Supplemental Communications		
With Glass:				# of Tel/Data Connections		2
Side Light:	X			Intercom		
Wall Types:	Or As Req'd By Code	Door Hardware:	Specify Type	Coaxial - Cable TV		
Slab To Slab:		Lockset:	Classroom	A/V-Satellite Connection		
Ceiling High:	X	Pushpad:		Sound System/Speakers		
Partial Height:		Electronic		Sound Masking		
Sound Attenuation:	X	Access		Fiber Optics		
Rated:		Control:				
Other:		Other:		Utilization of Space		
Special Needs/Equipment Requirements: (Use 2nd sheet as needed)				7:00 AM - 7:00 PM		X
Floor load:		Casework:		24 hrs./day x 7 days/week		X
Security:		Other:		Other		
Special Features & Remarks: (Use 2nd sheet as needed)						
Provide flush-mounted floor receptacle beneath fixed tables with data, AV, and power.						
Provide whiteboard with presentation rail.						

Work Room				State Of New York		
Space Program Room Data Sheet (Insert Room Name above)				Office Of General Services		
				Real Estate Center		
Project Name:				1	80	80
Westchester County Regional Office						
		Space Type		Qty.	@ Net Sq. Ft.	Net Square Feet
		Totals:		1	80	80
Function of Space: (Provide a description & number of occupants)		Supplemental Utilities				
Small Lab Space to complete and contain testing equipment.		Winter Cooling (24 hrs x 7 days)				
		Pre-Action Type Sprinkler				
		Clean Agent Fire Suppression				
		Connect to Emergency Generator				
Relationship to Other Spaces: (Describe as appropriate)		Connect to UPS				
Next to:				Temperature Control		X
Near:				Water Supply (Hot & Cold)		X
Away From:				Supplemental Power		
Other:				Type	Duplex	Quad
Finishes: (Indicate material, color to be selected at a later date)				Convenience	2	
Floor:	Vinyl Composition Tile			Dedicated		
Base:	Vinyl-Rubber Flat			Computer		
Walls:	Eggshell of Satin Paint (1-coat primer, 2-coats finish)					
Trim:	Semi-gloss Paint; (1-coat primer, 2-coats finish)					
Ceiling:	Acoustical Lay-in Tile			Supplemental Lighting		
Ceiling Hgt:	9'-0"	or specify other as appropriate		Volumetric LED Troffer		
Doors Specify Type				LED Downlight		
	Single 36"	Double 36"	Other (specify size & no.)	Suspended Direct/Indirect Linear		
Solid Wood:	X			Wall Sconce		
Hollow Metal:				Independently Switched		X
Rated:				Supplemental Communications		
With Glass:				# of Tel/Data Connections		2
Side Light:				Intercom		
Wall Types:	Or As Req'd By Code	Door Hardware:		Specify Type		
Slab To Slab:		Lockset:	Storeroom	Coaxial - Cable TV		
Ceiling High:	X	Pushpad:		A/V-Satellite Connection		
Partial Height:		Electronic		Sound System/Speakers		
Sound Attenuation:	X	Access		Sound Masking		
Rated:		Control:		Fiber Optics		
Other:		Other:		Utilization of Space		
Special Needs/Equipment Requirements: (Use 2nd sheet as needed)				7:00 AM - 7:00 PM		X
Floor load:		Casework:		24 hrs./day x 7 days/week		X
Security:		Other:	Sink*	Other		
Special Features & Remarks: (Use 2nd sheet as needed)						
Provide counter surface (minimum length: 6ft) for lab work and prep. Provide one (1) Full size reffridgerator to store samples. Provide one (1) secure storage cabinet for equipment. Provide single bowl stainless sink with gooseneck faucet. Provide paper towel and liquid soap dispenser. Provide GFCI receptacles at countertop for Tenant's appliances. Provide Direct Exhaust.						

Storage Room				State Of New York		
				Office Of General Services		
Space Program Room Data Sheet (Insert Room Name above)				Real Estate Center		
Project Name: Westchester County Regional Office				2	150	300
		Space Type	Qty.	@ Net Sq. Ft.	Net Square Feet	
		Totals:	2	150	300	
Function of Space: (Provide a description & number of occupants)		Supplemental Utilities				
General storage on shelving and in storage cabinets, including file record boxes, supplies, and miscellaneous technology equipment.		Winter Cooling (24 hrs x 7 days)				
		Pre-Action Type Sprinkler				
		Clean Agent Fire Suppression				
		Connect to Emergency Generator				
Relationship to Other Spaces: (Describe as appropriate)		Connect to UPS				
Next to:						
Near: File Room; support staff						
Away From:						
Other: Interior spaces		Supplemental Power				
		Type	Duplex	Quad		
Finishes: (Indicate material, color to be selected at a later date)		Convenience		X		
Floor: Vinyl Composition Tile		Dedicated				
Base: Vinyl-Rubber Cove		Computer				
Walls: Eggshell of Satin Paint (1-coat primer, 2-coats finish)						
Trim: Semi-gloss Paint; (1-coat primer, 2-coats finish)						
Ceiling: Acoustical Lay-in Tile		Supplemental Lighting				
Ceiling Hgt: 9'-0" or specify other as appropriate		Volumetric LED Troffer				
Doors Specify Type		LED Downlight				
	Single 36"	Double 36"	Other (specify size & no.)		Suspended Direct/Indirect Linear	
Solid Wood:					Wall Sconce	
Hollow Metal:	X					
Rated:					Supplemental Communications	
With Glass:					# of Tel/Data Connections	X
Side Light:					Intercom	
Wall Types:	Or As Req'd By Code	Door Hardware:	Specify Type		Coaxial - Cable TV	
Slab To Slab:		Lockset:	Storeroom		A/V-Satellite Connection	
Ceiling High:	X	Pushpad:			Sound System/Speakers	
Partial Height:		Electronic			Sound Masking	
Sound Attenuation:		Access			Fiber Optics	
Rated:		Control:				
Other:		Other:			Utilization of Space	
Special Needs/Equipment Requirements: (Use 2nd sheet as needed)		7:00 AM - 7:00 PM			X	
Floor load:		Casework:	24 hrs./day x 7 days/week		X	
Security:		Other:	Other			
Special Features & Remarks: (Use 2nd sheet as needed)						

Pantry				State Of New York			
Space Program Room Data Sheet (Insert Room Name above)				Office Of General Services			
				Real Estate Center			
Project Name:				1	150	150	
Westchester County Regional Office							
		Space Type		Qty.	@ Net Sq. Ft.	Net Square Feet	
				Totals:	1	150	
Function of Space: (Provide a description & number of occupants)		Supplemental Utilities					
Shared kitchen space for all staff, break room, lunch room with work surface/counters, tables, and seating.		Winter Cooling (24 hrs x 7 days)					
		Pre-Action Type Sprinkler					
		Clean Agent Fire Suppression					
		Connect to Emergency Generator					
Relationship to Other Spaces: (Describe as appropriate)		Connect to UPS					
Next to:	Open Office		Direct Exhaust			X	
Near:			Water Supply (Hot & Cold)			X	
Away From:	Data closets; Server Room		Supplemental Power				
Other:			Type	Duplex	Quad		
Finishes:	(Indicate material, color to be selected at a later date)		Convenience	X			
Floor:	Vinyl Composition Tile		Dedicated	X			
Base:	Vinyl-Rubber Cove		Computer				
Walls:	Eggshell of Satin Paint (1-coat primer, 2-coats finish)						
Trim:	Semi-gloss Paint; (1-coat primer, 2-coats finish)						
Ceiling:	Acoustical Lay-in Tile		Supplemental Lighting				
Ceiling Hgt:	9'-0"	or specify other as appropriate		Volumetric LED Troffer			
Doors Specify Type			LED Downlight				X
	Single 36"	Double 36"	Other (specify size & no.)		Suspended Direct/Indirect Linear		
Solid Wood:	X				Wall Sconce		
Hollow Metal:							
Rated:					Supplemental Communications		
With Glass:	X		Vision Panel	X	# of Tel/Data Connections	X	
Side Light:					Intercom		
Wall Types:	Or As Req'd By Code	Door Hardware:	Specify Type		Coaxial - Cable TV		
Slab To Slab:		Lockset:	Passage		A/V-Satellite Connection		
Ceiling High:	X	Pushpad:			Sound System/Speakers		
Partial Height:		Electronic			Sound Masking		
Sound Attenuation:	X	Access			Fiber Optics		
Rated:		Control:					
Other:		Other:			Utilization of Space		
Special Needs/Equipment Requirements: (Use 2nd sheet as needed)				7:00 AM - 7:00 PM			X
Floor load:		Casework:	X		24 hrs./day x 7 days/week		X
Security:		Other:	Sink		Other		
Special Features & Remarks: (Use 2nd sheet as needed)							
Provide counter surface (minimum length: 8') for food and coffee preparation. Solid surface countertop with full height backsplash, installed with wall and base cabinets.							
Provide single bowl stainless steel sink with gooseneck faucet. Provide paper towel and liquid soap dispenser.							
Provide one (1) commercial grade reach-in refrigerator for each Pantry, with stainless steel exterior and interior, solid double doors, minimum of 49 cubic feet, ETL sanitation listing, and NSF-compliance.							
Design space to accommodate tables and seating. Room must be ADA-compliant, including an accessible sink.							
Non-motion sensor sink fixture, water line, and electric for Tenant-provided water filter stations.							
Provide GFCI receptacles at countertop for Tenant's appliances.							

Gender Neutral Restroom				State Of New York		
				Office Of General Services		
Space Program Room Data Sheet (Insert Room Name above)				Real Estate Center		
Project Name:				1	75	75
Westchester County Regional Office						
		Space Type		Qty.	@ Net Sq. Ft.	Net Square Feet
		Totals:		1	75	75
Function of Space: (Provide a description & number of occupants)		Supplemental Utilities				
Single-use restroom facilities that are ADA-accessible and open to people of any gender.		Winter Cooling (24 hrs x 7 days)				
		Pre-Action Type Sprinkler				
		Clean Agent Fire Suppression				
		Connect to Emergency Generator				
Relationship to Other Spaces: (Describe as appropriate)		Connect to UPS				
Next to:				Direct Exhaust	X	
Near:				Water Supply: (Hot & Cold)	X	
Away From:				Supplemental Power		
Other:				Type	Duplex	Quad
Finishes: (Indicate material, color to be selected at a later date)				Convenience	X	
Floor:	Ceramic Tile			Dedicated		
Base:	Ceramic Tile			Computer		
Walls:	Ceramic Tile (1-coat primer, 2-coats finish)					
Trim:	Semi-gloss Paint; (1-coat primer, 2-coats finish)					
Ceiling:	Acoustical Lay-in Tile			Supplemental Lighting		
Ceiling Hgt:	9'-0"	or specify other as appropriate		Volumetric LED Troffer		
Doors Specify Type				LED Downlight		
	Single 36"	Double 36"	Other (specify size & no.)	Suspended Direct/Indirect Linear		
Solid Wood:				Wall Sconce		
Hollow Metal:	X			Independently Switched		
Rated:				Supplemental Communications		
With Glass:				# of Tel/Data Connections		
Side Light:				Intercom		
Wall Types:	Or As Req'd By Code	Door Hardware:		Specify Type		
Slab To Slab:		Lockset:	Privacy	Coaxial - Cable TV		
Ceiling High:	X	Pushpad:		A/V-Satellite Connection		
Partial Height:		Electronic		Sound System/Speakers		
Sound Attenuation:	X	Access		Sound Masking		
Rated:		Control:		Fiber Optics		
Other:		Other:		Utilization of Space		
Special Needs/Equipment Requirements: (Use 2nd sheet as needed)				7:00 AM - 7:00 PM		X
Floor load:		Casework:		24 hrs./day x 7 days/week		X
Security:		Other:		Other		
Special Features & Remarks: (Use 2nd sheet as needed)						
Provide vacancy/no-vacancy indicator in lockset.						
Provide emergency call button/alarm feature for assistance; devices to be connected to telephone/VOIP system.						
Provide touchless fixtures and accessories:						
<ul style="list-style-type: none"> • Paper Towel Dispenser or Hand Drying Device • Liquid Soap Dispenser • Gooseneck Faucet • Toilet Flushvalve 						

Wellness Room				State Of New York		
				Office Of General Services		
Space Program Room Data Sheet (Insert Room Name above)				Real Estate Center		
Project Name:				1	75	75
Westchester County Regional Office						
		Space Type		Qty.	@ Net Sq. Ft.	Net Square Feet
		Totals:		1	75	75
Function of Space: (Provide a description & number of occupants)		Supplemental Utilities				
Project Name:				Winter Cooling (24 hrs x 7 days)		
				Pre-Action Type Sprinkler		
				Clean Agent Fire Suppression		
				Connect to Emergency Generator		
Relationship to Other Spaces: (Describe as appropriate)				Connect to UPS		
Next to:				Water Supply (Hot & Cold)		X
Near:						
Away From:				Supplemental Power		
Other:				Type	Duplex	Quad
Finishes: (Indicate material, color to be selected at a later date)				Convenience	X	
Floor: Carpet Tile				Dedicated	X	
Base: Vinyl-Rubber Flat				Computer		
Walls: Eggshell of Satin Paint (1-coat primer, 2-coats finish)						
Trim: Semi-gloss Paint; (1-coat primer, 2-coats finish)						
Ceiling: Acoustical Lay-in Tile				Supplemental Lighting		
Ceiling Hgt: 9'-0" or specify other as appropriate				Volumetric LED Troffer		
Doors Specify Type				LED Downlight		
		Single 36"	Double 36"	Other (specify size & no.)		Suspended Direct/Indirect Linear
Solid Wood:		X				Wall Sconce
Hollow Metal:						Independently Switched
Rated:						X
With Glass:						Supplemental Communications
Side Light:		X				# of Tel/Data Connections
Wall Types: Or As Req'd By Code		Door Hardware: Specify Type		Coaxial - Cable TV		
Slab To Slab:		Lockset: Privacy		A/V-Satellite Connection		
Ceiling High: X		Pushpad:		Sound System/Speakers		
Partial Height:		Electronic		Sound Masking		
Sound Attenuation:		Access		Fiber Optics		
Rated:		Control:				
Other:		Other:		Utilization of Space		
Special Needs/Equipment Requirements: (Use 2nd sheet as needed)				7:00 AM - 7:00 PM		X
Floor load:		Casework: X		24 hrs./day x 7 days/week		X
Security:		Other: Sink		Other		
Special Features & Remarks: (Use 2nd sheet as needed)						
One private ADA-accessible space with comfortable seating, side table and base cabinet with solid surface countertop.						
Provide single bowl stainless sink, faucet with no motion sensor, paper towel dispenser and liquid soap dispenser.						
Provide vacancy/no-vacancy indicator in lockset. Provide one dedicated outlet for a mini refridgerator.						
Provide coat hooks.						
See link to Federal program for guide:						
https://www.opm.gov/policy-data-oversight/worklife/reference-materials/nursing-mother-guide.pdf						

Server Room				State Of New York			
				Office Of General Services			
Space Program Room Data Sheet (Insert Room Name above)				Real Estate Center			
Project Name: Westchester County Regional Office				1	30	30	
		Space Type	Qty.	@ Net Sq. Ft.	Net Square Feet		
		Totals:		1	30	30	
Function of Space: (Provide a description & number of occupants)		Supplemental Utilities					
Centralized intake for outside vendor services to handoff to inside business services. ## racks.		Winter Cooling (24 hrs x 7 days)			X		
		Pre-Action Type Sprinkler					
		Clean Agent Fire Suppression			X		
		Connect to Emergency Generator			X		
Relationship to Other Spaces: (Describe as appropriate)		Connect to UPS			X		
Next to:				Temperature Control		X	
Near:				Humidification		X	
Away From:	Public access; Sources of water			Supplemental Power			
Other:				Type	Duplex	Quad	
Finishes: (Indicate material, color to be selected at a later date)				Convenience	4		
Floor:	Anti-Static Vinyl Composition Tile			Dedicated	4 @ 15A	1 @ 30A	
Base:	Vinyl-Rubber Cove			Computer			
Walls:	Eggshell of Satin Paint (1-coat primer, 2-coats finish)			Dedicated	4 @ 20A		
Trim:	Semi-gloss Paint; (1-coat primer, 2-coats finish)						
Ceiling:	Gypsum Board			Supplemental Lighting			
Ceiling Hgt:	9'-0"		or specify other as appropriate				
Doors Specify Type					Volumetric LED Troffer		
	Single 36"	Double 36"	Other (specify size & no.)		LED Downlight		
Solid Wood:					Suspended Direct/Indirect Linear		
Hollow Metal:	X				Wall Sconce		
Rated:	X				Independently Switched		X
With Glass:					Supplemental Communications		
Side Light:					# of Tel/Data Connections		1@54"
Wall Types: Or As Req'd By Code	Door Hardware: Specify Type				Intercom		
Slab To Slab:	X	Lockset:	Storeroom		Coaxial - Cable TV		X
Ceiling High:		Pushpad:			A/V-Satellite Connection		
Partial Height:		Electronic Access Control:	Card Swipe		Sound System/Speakers		
Sound Attenuation:	X	Other:	Closer		Sound Masking		
Rated:				Fiber Optics		X	
Other:				Utilization of Space			
Special Needs/Equipment Requirements: (Use 2nd sheet as needed)		7:00 AM - 7:00 PM			X		
Floor load:		Casework:	24 hrs./day x 7 days/week		X		
Security:		Other:	Other				
Special Features & Remarks: (Use 2nd sheet as needed)							
<p>Server Room to support carrier demarcation connectivity, core network equipment, and any AV/Security system headend equipment. Room to be served via 4" conduit from redundant/diverse points of entry (POE) into the building for redundant/diverse circuit availability. Room to be sized to accommodate number (#) carrier racks, number (#) system cabinets, and floor mounted HVAC units. Electrical systems for room to be served via redundant/diverse feeders from separate substations. Room to be served via a centralized UPS system and individual circuits in room to be fed from diverse breaker panels. HVAC systems should be designed to maintain an acceptable temperature range of 64 degrees to 75 degrees Fahrenheit, and a relative humidity range of 30% to 55%. 3/4" fire rated plywood to be installed on number (#) walls. No ceiling to be installed; cavity to be encapsulated to eliminate flaking from fireproofing. Wall construction to meet a minimum of 2 hour fire rating for the room. Adequate lighting to be installed and coordinated with equipment rack/cabinet layout within room. Room can also serve as an IDF closet for the same floor.</p> <p>See Continuation sheet for additional information.</p>							

Server Room - Continuation	State Of New York
	Office Of General Services

Space Program Room Data Sheet (Insert Room Name above)	Real Estate Center
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Project Name: Westchester County Regional Office	
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Special Needs / Equipment Requirements - Continued

Special Features & Remarks - Continued

Provisions to be made to accommodate 4" conduits with innerduct and pull string as required to be installed on opposite sides of the room to accommodate redundant/diverse backbone pathways to floor serving IDF closets. Telecommunications Grounding Busbar (TGB) to be installed in TR. Grounding riser not required if building steel is continuous, #6 AWG grounding conductor to be installed from TGB to nearest building steel. Acoustical seals recommended for doors. Provide flood sensor monitoring that alarms to Tenant as well as to Landlord. Landlord's engineer shall confirm during design if additional structural support is required for consolidated UPS floor load.

Location: Located on lower floor separated from EMI sources (e.g. elevators, switchgear rooms, etc.).

Lighting: 50 foot-candles measured at three feet above the finished floor.

False Ceiling: The room shall not have a false ceiling, to permit maximum use of cable pathways both vertically and horizontally. In such cases, where fireproofing may be sprayed onto the exposed structure, the fireproofing shall be treated to mitigate airborne dust.

Cabling: 50 micron multimode fiber backbone cabling from ER to floor TRs diversely routed. Muiltpair copper backbone cabling capability between ER and TRs for low speed dedicated circuit requirements.

Conduits and Sleeves: Shall extend 4" to 6" into the typical IT closet. If the conduits or sleeves are subject to water intrusion, they must drain away from the room and be watertight. All conduits and sleeves must have the ends plugged upon installation to keep debris from entering the conduit and sleeves. All penetrations shall be provided with firestopping for openings through fire and smoke rated wall and floor assemblies. Cable tray shall not be run through walls. Conduits and sleeves must have bushings installed at all ends and at all pull boxes.
Room to be available to receive diverse electrical and carrier service feeds.