Frank Bronstein Industrial Center

Marine Industrial Park, Boston, Massachusetts

TENANT GUIDELINES AND BUILDING INFORMATION

Revised October 4, 2004

Prepared by:

Boston Redevelopment Authority

Economic Development Industrial Corporation of Boston

22 Drydock Ave., Suite 201, Marine Industrial Park, Boston, MA 02210

Operations and Engineering Tel. No.: (617) 722-4300

Thomas M. Menino, Mayor

Peter Meade, Director

Revised August 2012

THE

FRANK BRONSTEIN INDUSTRIAL CENTER

TENANT GUIDELINES

Prepared By:

The BRA/EDIC of BOSTON

Thomas M. Menino, Mayor

Peter Meade, Executive Director

September 1984

Revised August 2012

Architect/Engineer

SVERDRUP&PARCEL and ASSOCIATES

OPERATIONS AND ENGINEERING	(617) 722 - 4300
FACILITY MANAGER	(617) 357 – 5110

TABLE OF CONTENTS

TITLE	SECTION
INTRODUCTION	1
PROCEDURES	2
DRAWING REQUIREMENTS	3
BUILDING CHARACTERISTICS	4
SPECIFICATIONS	5
WALLS	6
DOORS, WINDOWS, LOUVERS	7
SIGNAGE	8
BUILDING SYSTEMS DESCRIPTION	9
HEATING	10
VENTILATION	11
AIR CONDITIONING	12
PLUMBING	13
ELEVATORS	14
ELECTRICAL	15
SPRINKLERS/STANDPIPE	16
NATURAL GAS	17
WATER	18
EMERGENCY POWER	19
FIRE ALARM	20

INTRODUCTION

The purpose of these Tenant Guidelines is to establish comprehensive minimum standards for tenant renovations to both the interior and exterior of the Frank Bronstein Industrial Center (Building 114, sections B, C and D) in the Marine Industrial Park, Boston, MA. They are for the use of tenants, architects, engineers, contractors and whomsoever may have an interest in modifications to building areas. It is not intended to unduly increase design and/or construction costs, but to clarify acceptable minimum standards and to define long term interests of the Economic Development and Industrial Corporation (EDIC) of Boston as building owner.

These guidelines should serve as a vehicle to answer the architectural/engineering design questions. It must be understood that the EDIC of Boston through these tenant guidelines, does not intend to establish all details of design or to restrict the tenants' right to further modification and/or deviation from the established guidelines contained herein, if the prior written approval of the EDIC of Boston is obtained.

PROCEDURES

Prior to obtaining construction permits, all Tenants must submit to EDIC of Boston/Operations & Engineering Department, detailed plans and specifications depicting all work to be performed. The plans will be reviewed to assure conformance with these guidelines and any additional concerns that may not be addressed in the specifications or on the drawings. EDIC of Boston's approval of drawings and specifications does not include the review of any applicable state, federal and City of Boston codes laws and ordinances. Compliance with all applicable state, federal and City of Boston codes, laws, and ordinances is the sole responsibility of the tenant, as is the acquisition of required permits and licenses. Licenses and permits should be obtained through the City of Boston Inspectional Services Department and/or any other governing agency. Copies of all permits must be submitted to EDIC prior to the start of construction for record purposes.

The EDIC review of construction documents will be completed within ten (10) to fifteen (15) working days of receipt and shall be returned to the A/E firm and/or Tenant with our written approval/rejection including all comments. Construction shall proceed based on the EDIC approved documents. Any deviation from the approved documents is prohibited without the prior written approval of EDIC. Any construction changes made without the approval of EDIC is in violation of the Tenant's lease agreement. EDIC reserves the right to have any and all work, which does not conform to these guidelines or applicable codes, immediately removed at the sole expense of the tenant.

All Tenants must provide insurance certificates for themselves and for any contractors that they may employ to work in the building. The Insurance Certificate must be submitted to EDIC of Boston prior to the start of construction. Insurance Certificates must contain the following:

1. General Liability Limits for each occurrence and workman compensation limits. Two Million for personnel injury and two million for property damage. If construction costs are larger than two million insured amounts shall be increased.

2. A description of the operations which describes the purpose of the certificate (i.e. construction of new wall at 23 Drydock Ave., 7th Fl. By BHP Construction Co.) and the time period of coverage.

3. The certificate must name as additionally insured as follows:

EDIC of Boston	Boston Harbor Partners L. P.
10 Drydock Ave	23 Drydock Ave
South Boston, MA 02210	South Boston, MA 02210

4. An authorized representative must sign the certificate. A faxed copy is acceptable to commence work but an original must be mailed.

5. Additionally insured parties must be notified in advance if there is a change or lapse or termination of coverage.

DRAWINGS REQUIREMENTS

Drawings and specifications must be complete, accurate, legible, and definitive of all aspects of the intended construction.

A. Plans shall be drawn to a minimum scale of 1/16" = 1'-0" except where larger scale is required to clarify dimensional data, interferences, interfacing of various trades, etc.

B. Sections and details shall be drawn at a minimum scale of 1/4" =1'-0".

C. All construction documents must be dated, signed, and bare the seal of a professional architect and/or engineer registered in the Commonwealth of Massachusetts.

D. Overall drawing size shall be no larger than 43” x 30” and must include Tenant name and contact address, location of building alterations address (i.e. 23 Drydock Ave, 5th floor) A/E company name and address and latest revision dates.

E. Any modifications, additions, and/or revisions to the contract drawings must be recorded and easily identifiable on said drawings, showing area(s) affected, initials of individual(s) making the change(s), and date the change(s) was/were made.

E. Prior to construction start, one reproducible transparency (Mylar), and two (2) bond copies of EDIC approved construction documents, incorporating all noted revisions (if any) must be submitted to the BRA/EDIC Engineering Department or the Operations Department.

F. Upon construction completion, one reproducible (Mylar) of the construction documents depicting actual "As-built" conditions shall be submitted to the EDIC for reference and record. These reproducible drawings (mylar) shall be labeled clearly “As-Built” with date and shall also be stamped and signed by a professional Engineer/Architect registered in the Commonwealth of Massachusetts. Any variance from the original documents as a result of field conditions must be recorded thereon.

G. In addition to the hard copy As-Built submittals the Tenant/Architect and/or Engineering firm is required to submit drawings in an AutoCAD format (.dwg or .dxf) or compatible electronic version of the alterations for EDIC of Boston’s record drawing files.

BUILDING CHARACTERISTICS

The following narrative is included in these guidelines to help our tenants more thoroughly understand the concepts and considerations the EDIC has incorporated as their own guide to providing the working environment and the corporate image desired.

Building 114 Sections B, C,& D underwent extensive renovations during the summer of 1983, and continuing through the spring of 1984. These renovations were completed with our valued tenants in mind particularly in respect to security requirements, process utility needs, handicapped access and accommodations, sanitation, waste disposal, fire protection, ambient comfort, shipping and receiving, personnel access, and parking.

The building features a core area on each floor located on the southern side, and straddling east/west divisions of each building section. Each core includes Men's Room, Women's Room, Handicapped Toilet, water cooler, and Janitors Closet, which are accessible through a common corridor. In addition, the fire egress is comprised of a two stage, pressurized vestibule with smoke free stairwell to the ground floor.

Fire protection is provided through the combined use of an existing wet sprinkler system supplemented by a fire pumping station to assure adequate water pressure throughout the structure in the case of fire involvement. The sprinkler fire protection system is flow monitored through the use of installed flow switches, which are directly tied to an alarm system at the Boston Fire Department. Additionally, smoke-sensing devices are installed in all common areas, tied to the alarm system.

A second means of egress is provided on each floor (east & west) at the north side of the building, through the utilization of pressurized, smoke free stairwells. Although not a code requirement, the Economic Development and Industrial Corporation of Boston in cooperation with the Boston Fire Department installed roof ventilation fans to serve each stairwell as further assurance to the health and safety of our tenants. <u>This is a smoke free building</u>. Smoking is not allowed in any common areas, stairwells, roofs, elevators, utility rooms, bathrooms or lobbies.

The 540 KW emergency generator is located in Building Section "C" (23 Drydock Avenue) to provide sufficient power to the passenger elevators, boilers, lighting of common areas, etc. in the event of a power failure. This assures personnel safe egress as well as continuation of heat should the failure occur during winter months.

Two boiler(s) heat each Section B, C, & D to assure a continuous and sufficient heating capacity for the structure under the most adverse of ambient conditions.

Hydraulic lifts along with trash compactors have been installed to minimize the debris disposal problems tenants so often face. A swipe card system has been installed to ensure fair distribution of waste disposal costs. Swipe cards are available from your Facility Manager.

Shipping, receiving, and pedestrian movement within the building has been accomplished through the installation of seven (7) freight elevators and six (6) passenger elevators. Expansion to nine (9) freight elevators is possible at some future date should it become necessary. Fifteen (15) truck doors on the north side of the building along Drydock Avenue with direct access from a continuous, permanent, canopied, truck dock. Ample space has been left within the building for forklift truck movement and marshalling of shipping & receiving materials.

Front Entrances have been constructed at each building section to provide aesthetically pleasant pedestrian access through the use of protected entrance lobbies stairs with planter on either side, and handicapped access ramps. Drydock Avenue has been constructed to provide parking, truck access, and pedestrian access in conjunction with and as a complement to the building renovation.

Finally, as further assurance that this building will continue to satisfy our tenants present and future needs, the Economic Development and Industrial Corporation has installed a high pressure domestic water service, primary electric feeder service, telephone service and natural gas service.

SPECIFICATIONS

Site: Drydock Avenue which runs parallel to the north face of Building 114 was reconstructed in 1983 and now serves as primary access for both vehicular and truck traffic serving the facility. Select tenant parking, as well as handicapped and visitor parking is available immediately adjacent to the main entrances of Section B, C, & D. Sections E & F (or the Boston Design Center) has a pay lot across the street from 10 Drydock Avenue and permitted parking along the canopied promenade on Drydock Avenue. In addition, the continuous, canopied dock runs the length of the structure and serves as a loading/unloading dock on the first floor in five (5) locations at each Building Section, with ample material handling areas located within the structure adjacent to freight elevators. Loading docks at Section E are for Design Center Use Only. Loading docks at 21, 23 & 25 Drydock are for Bronstein Industrial Center tenants only. Manually operated overhead truck doors, 16'-0" wide x 12'-0" high provide secure, weather tight materials handling areas during inclement conditions and when buildings are secured at night.

Sidewalks have been constructed on the northern side of Drydock Avenue to serve pedestrian traffic and a 1400 car capacity parking garage at 12 Drydock Avenue provides additional tenant spaces as desired.

Electrical, natural gas and city water services were installed in 1983 and provide more than adequate supplies of these utilities.

Architectural: Front entrances were provided at the middle core of each building section on the north face at first floor level. Passenger elevator lobbies are provided at each entrance with tenant directories indicating names and locations of businesses within the building.

Handicapped ramps are strategically located to provide handicapped access from parking lot to first floor level.

Structural: Building is eight stories high, reinforced concrete construction, built in circa 1919. Structure is divided into six sections, each separated structurally by construction joints. Sections contain approximately 275,000 S.F. gross area, divided by elevator core areas EAST & WEST. Column spacing 21' - 0" o.c. each way. Ceiling heights are 16'-0" on first floor, and approximately 13'-0" on floors two (2) through eight (8). The floor live loading capacities are:

First Floor	500 P.S.F.
2nd Floor thru 8th Floor	300 P.S.F.
Roof	40 P.S.F.

For safety purposes access to the roof is prohibited. No equipment or roof penetrations shall be permitted on the building roof.

Elevator Services: Each building section B, C, and D has a central core area containing the following elevator service.

Passenger: Two Each Section
6'-10" wide x 5'-6" Deep
12 Passenger Capacity (3,500 lbs.)
350 feet per minute speed
Security lock-out available
Auto Dial Call Service to the Municipal Police

Freight: Two each section 7'-10" wide x 17'-6" deep
10,000 lbs. capacity
150 feet per minute speed
East/West access at each landing (Flrs. 2 thru 8)
Security Lockout available
Call bell
Auto Dial Call Service to the Municipal Police

Section C has additional express elevator servicing the eighth (8) floor.

Mechanical/Plumbing

Sanitary: Each south core area contains women's, men's, and handicapped toilet rooms in addition to janitors closet and common access corridor with water cooler. In addition, each corridor has cold water service connections available for tenant use.

A centrally located mechanical heating and ventilating system services the south core area on each floor and a roof mounted mechanical exhaust system draws air from the corridors through louvered doors thus providing ventilation to toilet rooms. Toilet rooms are furnished supplemental heat through utilization of steam baseboard radiation.

Heating: A high efficiency central heating plant consisting of two (2), 6,000,000 BTU boilers was installed in each building section in 1983. The boilers are dual fired with the primary fuel source being natural gas. The heating medium is low-pressure steam which is fed from each boiler room into the existing cascading steam distribution system.

At each perimeter radiation section, there has been installed a semiautomatic Taco thermostatic control valve to regulate heat dissipation and surrounding ambient temperature.

Gas: A six inch (6") natural gas riser and twelve inch (12") venting system has been installed centrally in 23 Drydock Ave (Building 114 - Section C) for process purposes should this be a tenant requirement.

Fire Protection: The entire building is fully sprinklered with a "wet" system in addition to standpipes in each of the north and south stairwells of each building section. A fire pump system has been installed on the first floor of 23 Drydock Ave. (Building 114 - Section C) which will service each building section with "booster pump" capacity, thus assuring ample water pressure at the sprinkler heads on upper floors of the structure.

The existing fire alarm system includes interconnection with flow switches on the sprinkler system and a centrally located fire fighters command center for easy identification of area of fire involvement. In addition, all three stairwells in each section which are used for emergency egress are mechanically ventilated and pressurized during a fire emergency with the south stairwell having the added protection of a pressurized vestibule off the South Corridor.

Security: The entire Boston Marine Industrial Park (BMIP) is under 24 hour site security by the Boston Municipal Police with one roving patrol during the day and night. In addition, EDIC maintenance personnel open the building at 6:00 a.m. each morning and secure the building at 6:30 p.m. in the evening.

An intrusion alarm/security system has been installed throughout the building sections to provide additional protection for our tenants. This system is electronically tied to a central control station at Frontage Road and is manned by the Municipal Police.

Electrical: A 480/277V, 3ohm, 4 wire, ground faulted electrical system via owner furnished disconnect switches was installed in 1983 and is available at 225 amp capacity for each 17,200 square foot section on floors 1 through 8, in each building.

Emergency power is supplied from a centrally located, 540 kilowatt diesel generator capable of furnishing energy to each 17,200 square foot of tenant space for lighting, exit signs, passenger elevator operation, fire pump operation, and boiler room operation.

Trash Removal: Each building section has a centrally located trash room in the south core area on Black Falcon Avenue. The room is provided with hydraulic lift to an indoor/outdoor platform for easy disposal in owner furnished trash compactors.

Access: The BMIP is one of the most accessible industrial areas within the city of Boston with the added convenience of on-site vehicular parking. Within five minutes of accessing the Ted Williams Tunnel to Logan International Airport, Highway 93 North and South, the Massachusetts Turnpike to points West, and/or Downtown Boston, the site is exceptionally attractive to both commuter and commercial traffic flows.

Massachusetts Bay Transportation Authority (MBTA) provides bus service from Haymarket Square and from South Station to the site on a 15-20 minute schedule during morning and afternoon rush hours.

Mail Delivery: A central mail room has been installed on the first floor of 25 Drydock Avenue (Building 114 - Section B East) and boxes are available to tenants based on one box free and any additional boxes at a one time cost of $200 per box.

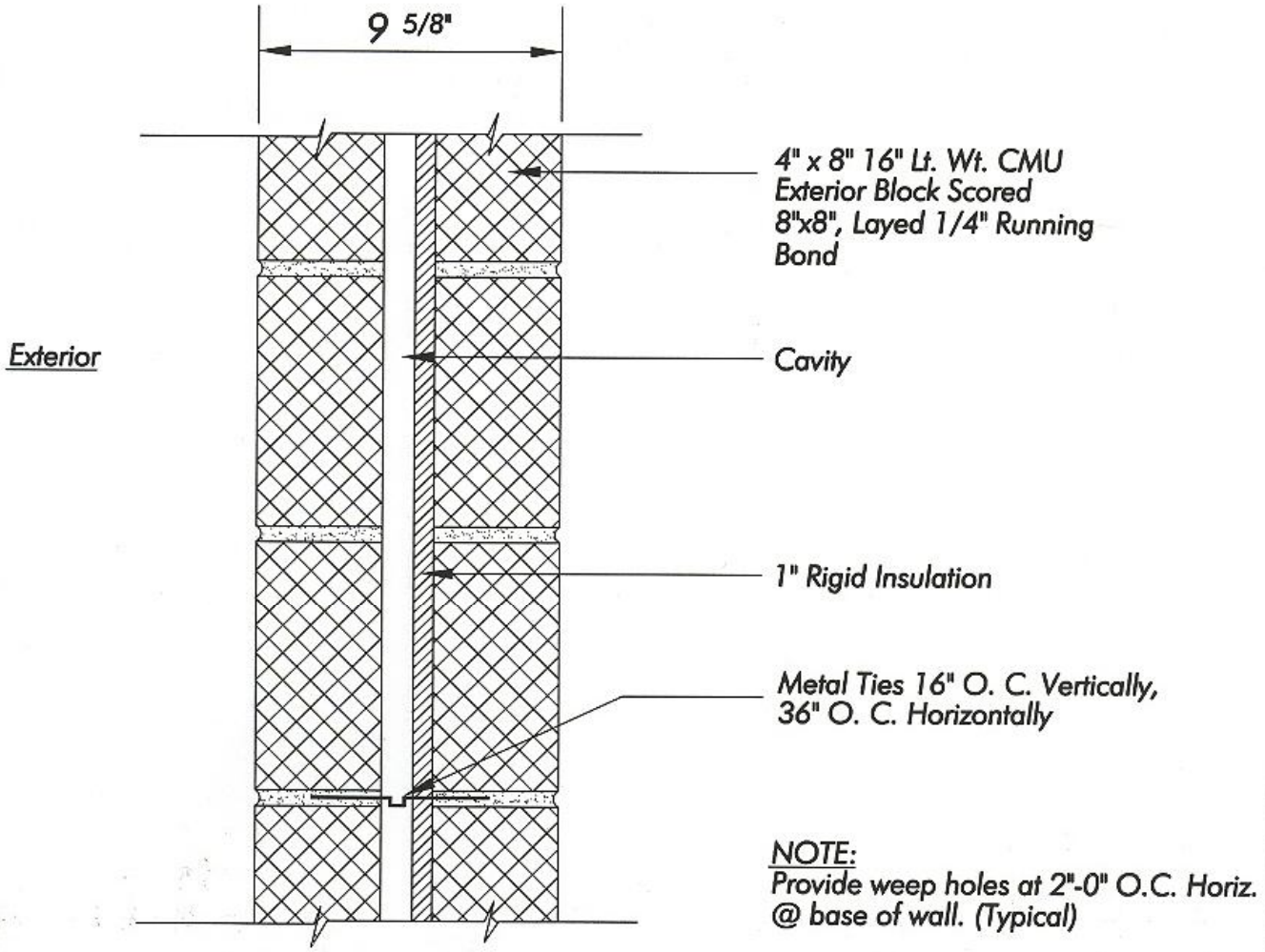
Construction Standards

Revised August 2012

WALLS

SCOPE OF SECTION	1. Exterior Concrete Masonry Wall 2. Interior Masonry Wall 3. Interior Drywall Partitions
OBJECTIVES	1. To provide consistent appearance and detailing, thus presenting a visual unity, both interior and exterior of Building 114. 2. To establish a consistent level of product quality. 3. To establish a uniform performance criteria.
MATERIAL DESCRIPTION FOR EXTERIOR MASONRY	a. Concrete masonry units shall be modular lightweight units con forming to ASTM C90, Grade N, Type 1. b. Units shall be structural type, 8 inch x 4 inch x 16 inch, scored 8 inch x 8 inch, and laid 1/4 running bond. c. Provide insulation and ties as shown on drawings. d. Finish block with one coat acrylic block filler and two coats latex enamel paint. Color shall be Pitts-burgh P2637 (Sequoia Dusk).
MATERIAL DESCRIPTION FOR INTERIOR MASONRY	a. Concrete masonry units shall be modular. Lightweight units conforming to ASTM C90, Grade N, Type 1. All units shall be structural type, 8" x 8" x 16". b. Units that face onto public spaces shall have that face of the masonry unit scored 8" x 8" and laid 1/4 running board. c. Finish block with one coat PVA pigment sealer and two coats alkyd enamel (semi-gloss) . d. Paint facing public areas shall be Pittsburgh P2543 (Doric) - top and Pittsburgh M3638 (Gray Pearl) - below. Accent stripe shall be Pittsburgh N7302 (Tibet on Gold).

MAT ERIAL DESCRIPTION FOR INTERIOR DRYWALL PARTITIONS	a. Partition shall be made 5/8" thick fire rated gypsum board: ASTM C36, type X with tapered edges and metal framing studs 6" deep, 20 gauge, spaced not to exceed 16" on center. b. Provide 2 studs (web to web) at each door and window frame opening. c. Finish partitions with one coat PVA pigment sealer and 2 coats alkyd enamel (semi-gloss). d. Paint shall be as noted on item above for interior masonry. e. Gypsum board, metal drywall studs and accessories shall be from one of the following manufacturers: United States Gypsum Co. Gold Bond Building Products The Celotex Corp. The Flintkote Co. Georgia-Pacific Corp.
CODES AND STANDARD	All material and work shall conform to the latest edition, at minimum, to the following: a. Massachusetts State Building Code b. Massachusetts Architectural Barriers c. Life Safety Code d. OSHA e. Underwriter's Laboratory f. Manufacturers Standards for Quality Control, Installation and Operation. g. City of Boston Building Code.



10" CAVITY / INFILL WALL

Construction Standards

BOSTON REDEVELOPMENT AUTHORITY
BOSTON'S PLANNING & ECONOMIC DEVELOPMENT OFFICE
Thomas M. Menino, Mayor

CAPITAL CONSTRUCTION DEPARTMENT
10 DRYDOCK AVENUE, SOUTH BOSTON, MASSACHUSETTS 02210
(617) 722-4300

BOSTONIA CONDITA A.D. 1630.

STANDARD DETAIL

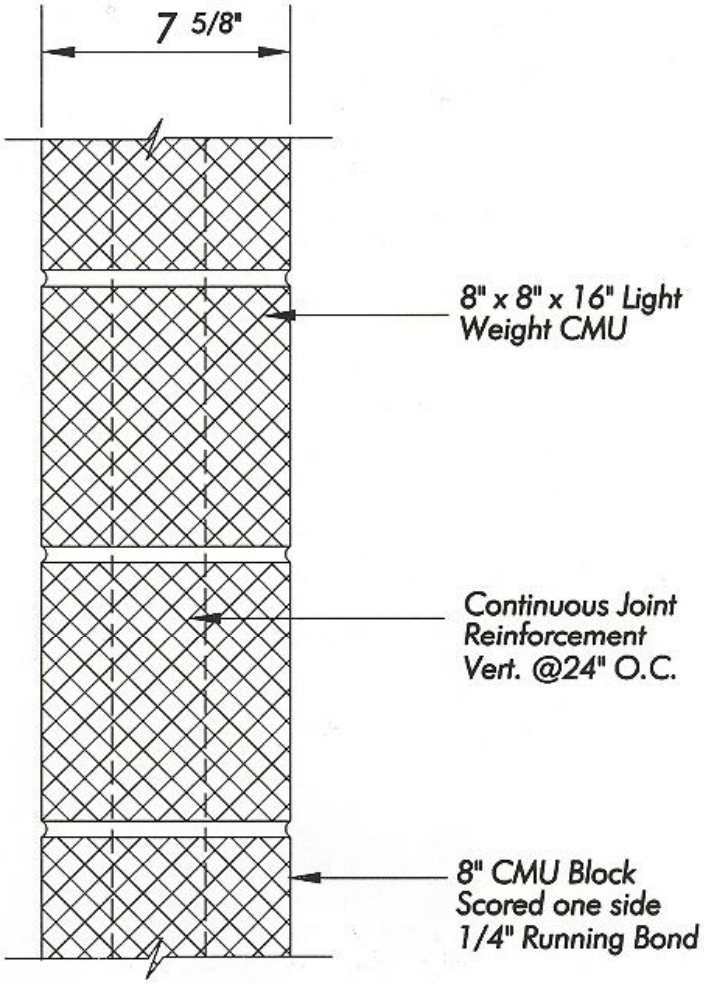
MARINE INDUSTRIAL PARK

DATE: Sept. 1984 | SCALE: AS NOTED | FN:

APPRVD: L. MAMMOLI | DRN: M. CUMMING

DWG. NO. SK-W1

SHEET _ OF _



TYPICAL INTERIOR CMU WALL
2 HOUR RATED

Construction Standards

BOSTON REDEVELOPMENT AUTHORITY
BOSTON'S PLANNING & ECONOMIC DEVELOPMENT OFFICE
Thomas M. Menino, Mayor

CAPITAL CONSTRUCTION DEPARTMENT
10 DRYDOCK AVENUE, SOUTH BOSTON, MASSACHUSETTS 02210
(617) 722-4300

BOSTONIA. CONDITA A.D. 1630.

STANDARD DETAIL

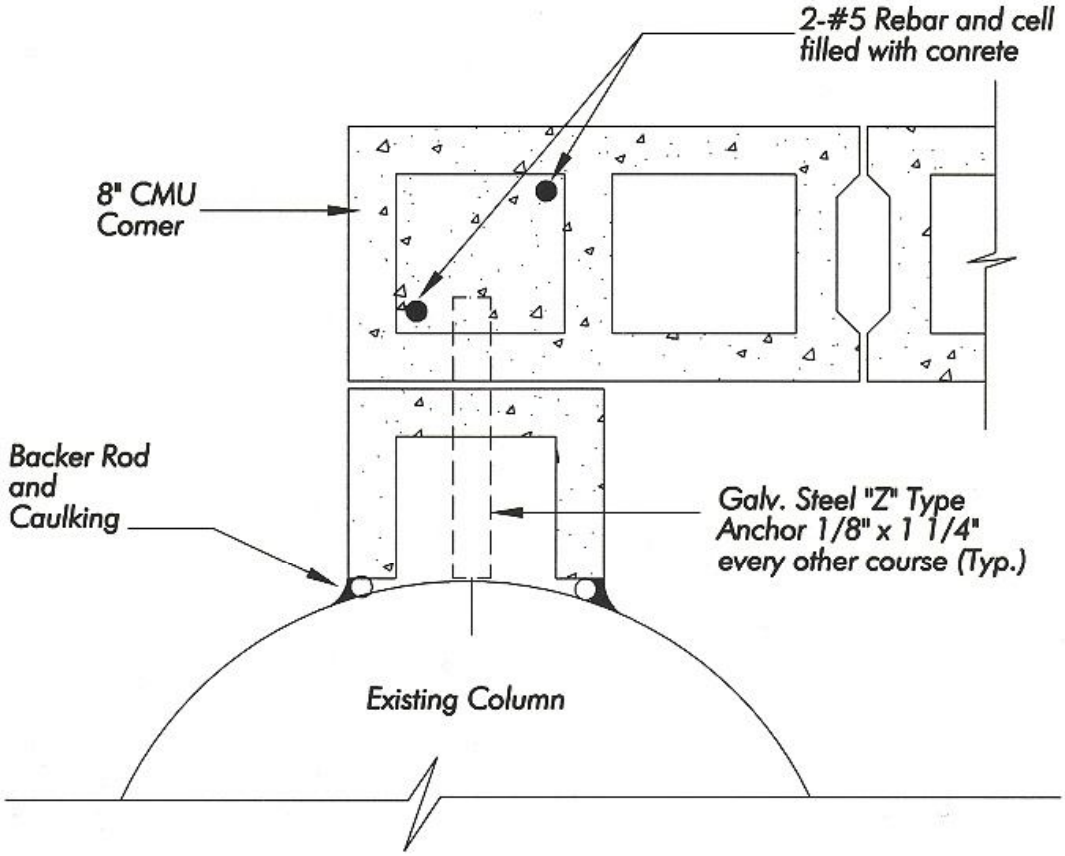
MARINE INDUSTRIAL PARK

DATE: Sept. 1984 | SCALE: AS NOTED | FN:

APPRVD: L. MAMMOLI | DRN: M. CUMMING

DWG. NO. SK-W2

SHEET _ OF _



DETAIL OF CORNER AT COLUMN

Construction Standards

BOSTON REDEVELOPMENT AUTHORITY
BOSTON'S PLANNING & ECONOMIC DEVELOPMENT OFFICE
Thomas M. Menino, Mayor

CAPITAL CONSTRUCTION DEPARTMENT
10 DRYDOCK AVENUE, SOUTH BOSTON, MASSACHUSETTS 02210
(617) 722-4300

STANDARD DETAIL

MARINE INDUSTRIAL PARK

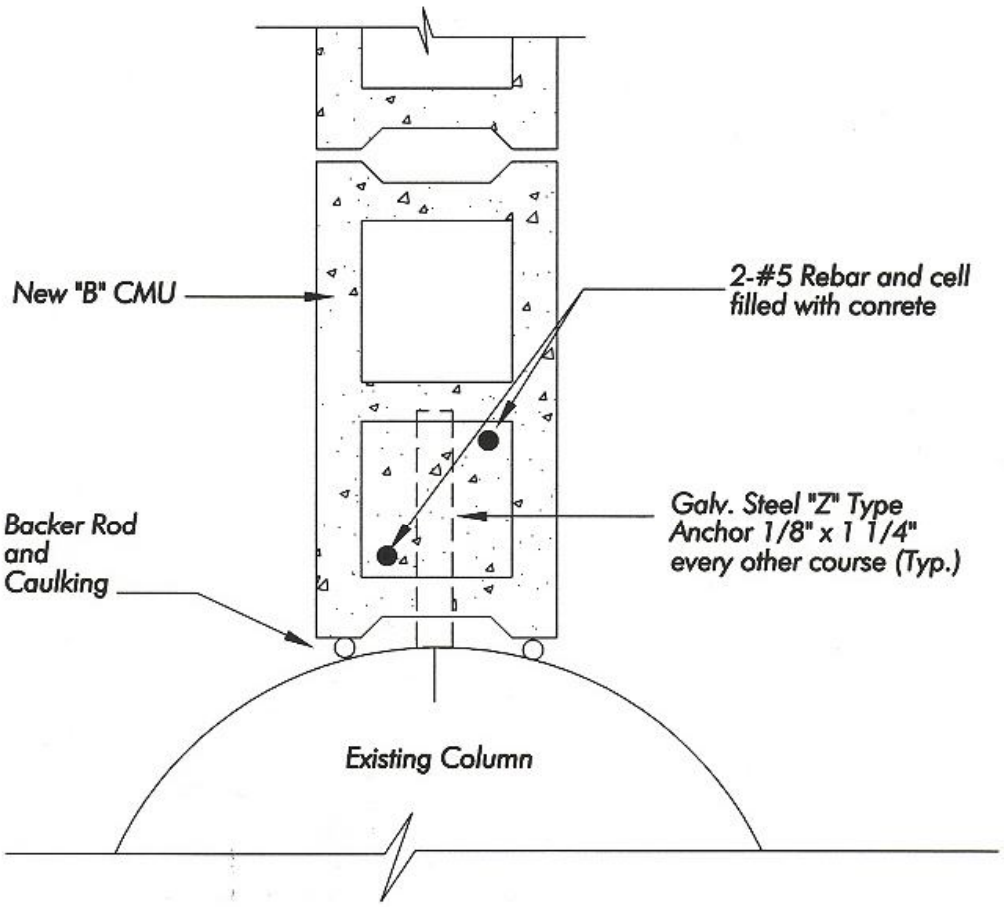
DATE: Sept. 1984 | SCALE: AS NOTED | FN:

APPRVD: L. MAMMOLI | DRN: M. CUMMING

DWG. NO. SK-W3

SHEET _ OF _

R



DETAIL OF WALL AT COLUMN

Construction Standards

BOSTON REDEVELOPMENT AUTHORITY
BOSTON'S PLANNING & ECONOMIC DEVELOPMENT OFFICE
Thomas M. Menino, Mayor

CAPITAL CONSTRUCTION DEPARTMENT
10 DRYDOCK AVENUE, SOUTH BOSTON, MASSACHUSETTS 02210
(617) 722-4300

BOSTONIA CONDITA A.D. 1630

STANDARD DETAIL

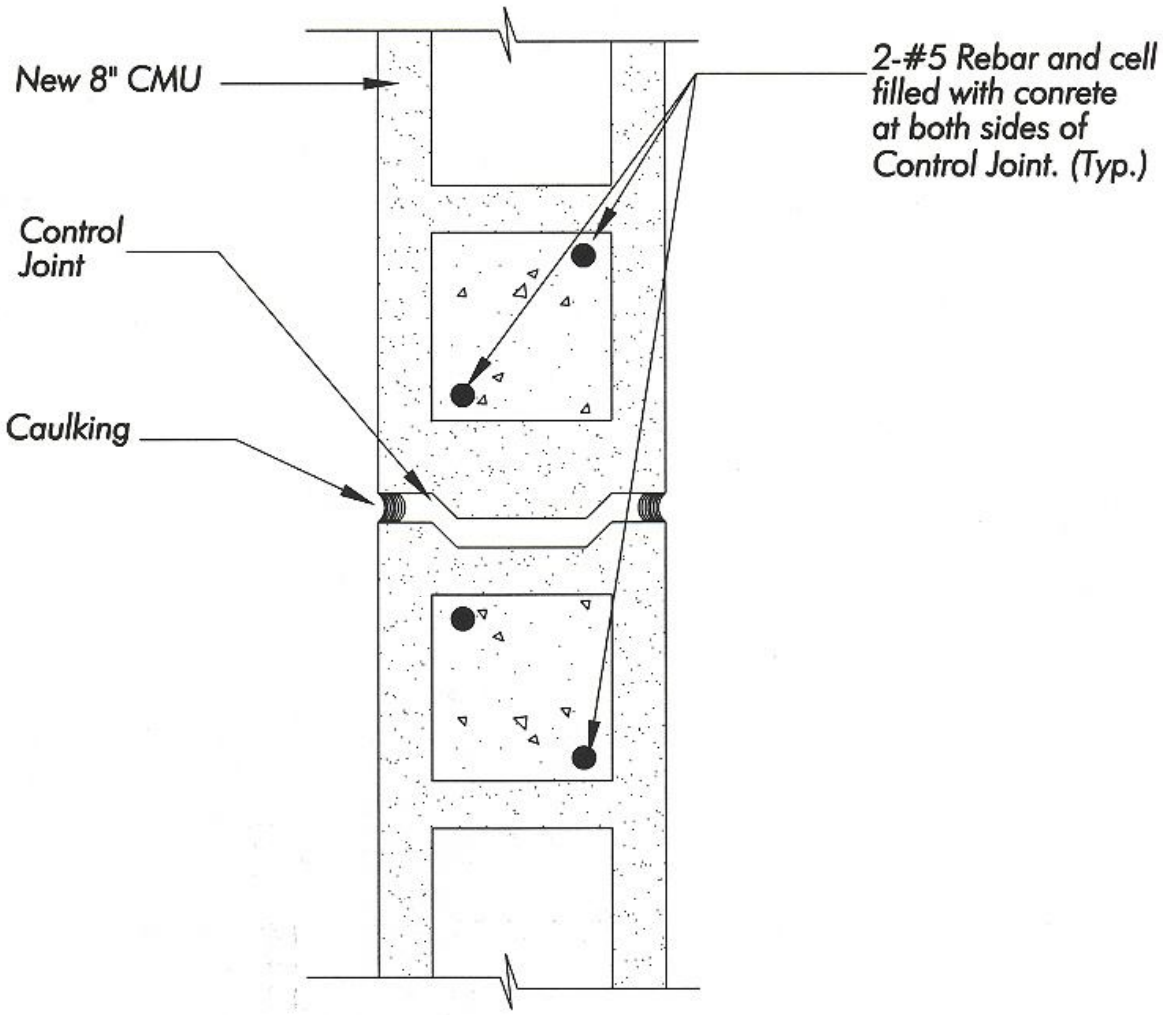
MARINE INDUSTRIAL PARK

DATE: Sept. 1984 | SCALE: AS NOTED | FN:

APPRVD: L. MAMMOLI | DRN: M. CUMMING

DWG. NO. SK-W4

SHEET _ OF _



PLAN AT CONTROL JOINT

Construction Standards

BOSTON REDEVELOPMENT AUTHORITY
BOSTON'S PLANNING & ECONOMIC DEVELOPMENT OFFICE
Thomas M. Menino, Mayor

CAPITAL CONSTRUCTION DEPARTMENT
10 DRYDOCK AVENUE, SOUTH BOSTON, MASSACHUSETTS 02210
(617) 722-4300

BOSTONIA CONDITA A.D. 1630.

STANDARD DETAIL

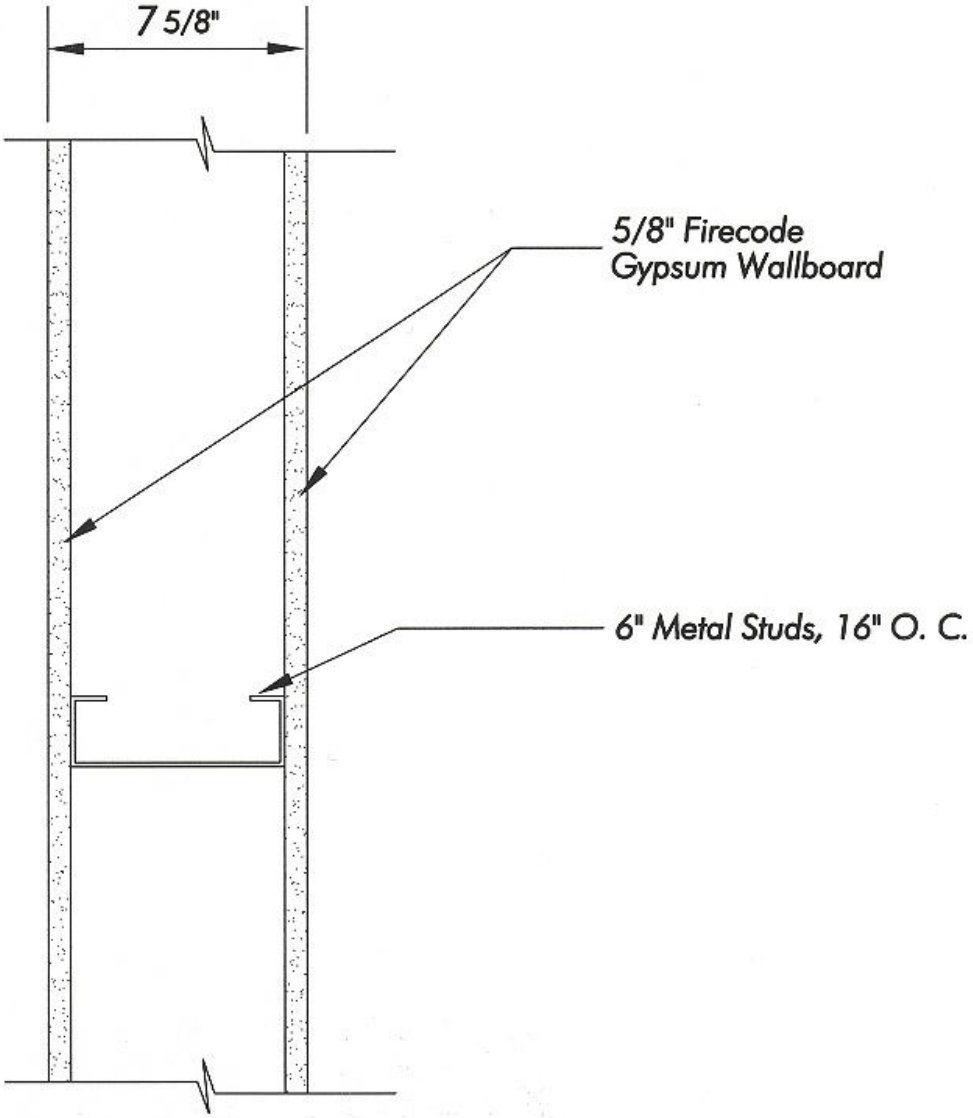
MARINE INDUSTRIAL PARK

DATE: Sept. 1984 | SCALE: AS NOTED | FN:

APPRVD: L. MAMMOLI | DRN: M. CUMMING

DWG. NO. SK-W5

SHEET _ OF _



INTERIOR PARTITION FOR TYPICAL UPPER FLOOR TENANT COORIDOR 1 HOUR RATED

Construction Standards

BOSTON REDEVELOPMENT AUTHORITY
BOSTON'S PLANNING & ECONOMIC DEVELOPMENT OFFICE
Thomas M. Menino, Mayor

CAPITAL CONSTRUCTION DEPARTMENT
10 DRYDOCK AVENUE, SOUTH BOSTON, MASSACHUSETTS 02210
(617) 722-4300

BOSTONIA CONDITA A.D. 1630.

STANDARD DETAIL

MARINE INDUSTRIAL PARK

DWG. NO. SK-W6

DATE: Sept. 1984 | SCALE: AS NOTED | FN:

APPRVD: L. MAMMOLI | DRN: M. CUMMING

SHEET _ OF _

DOORS, WINDOWS & LOUVERS

SCOPE OF SECTION

1. Exterior hollow metal doors into tenant space.
2. Exterior sectional roll up steel doors.
3. Exterior ground floor infill windows.
4. Exterior floors 2 through 8 replacement windows.
5. Exterior insulated panels.
6. Exterior louvers.
7. Interior doors.
8. Finish hardware.

OBJECTIVES

1. To maintain a consistent appearance and detailing to visually unify Building 114.
2. To establish a consistent level of product quality.
3. To establish a uniform performance criteria.

MATERIAL DESCRIPTION FOR EXTERIOR DOORS

1. Hollow Metal Exterior Doors
   a. Hollow metal doors shall be 16 gauge form and welded galvanized flush steel sheet.
   b. Doors shall be insulated with a polystyrene foam core.
   c. Frames shall be fully welded 14-gauge cold rolled, pickled, annealed carbon steel.
   d. Finish shall include 1 coat of zinc primer and 2 coats of alkyd exterior enamel (gloss).
2. Sectional Doors
   a. Doors shall be fully insulated upward acting sectional steel doors, 20 gauge front cover; 24 gauge back cover, 1-5/16" expanded polystyrene board insulated.
   b. Doors shall be double-glazed with vision panels.
   c. Doors shall be Series No. 422 as manufactured by Overhead Door Co. or equal by Crawford Doors or Clark Doors.
   e. Finish shall be manufacturer's standard epoxy polyamide paint finish on both sides.

MATERIAL DESCRIPTION FOR WINDOWS – FIRST FLOOR	Infill Windows a. Infill window framing system shall be made up of Kawneer 1600 series curtain-wall system. b. Finish shall be Anodic black or equal with accent color of polyvinylidene fluoride finish, location as shown on drawings. c. Glazing shall be 1" thick clear insulating glass, 1/2" air space & 1/4" glass. Note: Glass shall be tempered on ground floor where required by code.
MATERIAL DESCRIPTION FOR WINDOWS – FLOORS 2 THRU 8	Replacement Windows – Floors 2 through 8 See EDIC of Boston Window Replacement Standards and Required Submissions for Building 114, Army Base Storehouse. Contact EDIC of Boston for these standards.
MATERIAL DESCRIPTION FOR INSULATED PANELS	Insulated metal panels shall be 2" thick 28 gauge porcelain enamel faced with 1/8" hard board stabilizer, polyurethane core, and 1/8" hard board back with 25 gauge galvanized steel painted face panel. Face finish color shall match existing panels installed.
MATERIAL DESCRIPTION FOR EXTERIOR LOUVERS	a. Exterior louvers shall be 3" deep, horizontal drainable louver as manufactured by Construction Specialities, Inc. or equal. b. Frame and blades shall be of extruded aluminum, .081" thick for fixed blades and .125" thick for operating blades. c. Provide insulated backup panels at all louvers, finish to match louvers. d. Provide 16 x 16 mesh aluminum insect screen secured within an independent and removable 1 0-gauge extruded aluminum frames. e. Louvers attached to mechanical ducts shall have 1/2" square mesh, 14 gauge steel cloth, galvanized, secured to an independent and removable 10-gauge extruded aluminum frame. d. Louvers shall be finished in anodized black to match window frames.

MATERIAL DESCRIPTION
FOR INTERIOR DOORS

a. Interior doors shall be 18 gauge hollow metal of form and welded galvanized flush steel sheet.
b. All doors shall be reinforced for strength, and hardware.
c. Frames shall be fully welded 16 gauge cold rolled steel.
d. Finish shall include 1 coat of zinc primer and 2 coats of alkyd enamel (semi-gloss) .
e. Hollow metal doors and frames shall be from one of the following manufacturers; or equal,
    Fenestra
    Allied Steel
    Leco
    Overly Manufacturing Co.
    Phyllipp
    Pioneer
    Seacraft
    Williamsburg
f. Public side shall be as determined and approved by EDIC of Boston.

MATERIAL DESCRIPTION
FINISH HARDWARE

a. Provide finish hardware for complete operation of FOR all doors & windows.
b. Finish hardware shall include butts; locks; deadlocks; latches; escutcheons; pulls; push plates; door closures, checks, holders, and stops; exit devices; protective plates; pivots.
c. Finish hardware shall be from the following manufacturers:
    Baldwin
    Corbin
    LCN
    Russwin
    Schlage
    Best Arrow

CODES AND STANDARDS

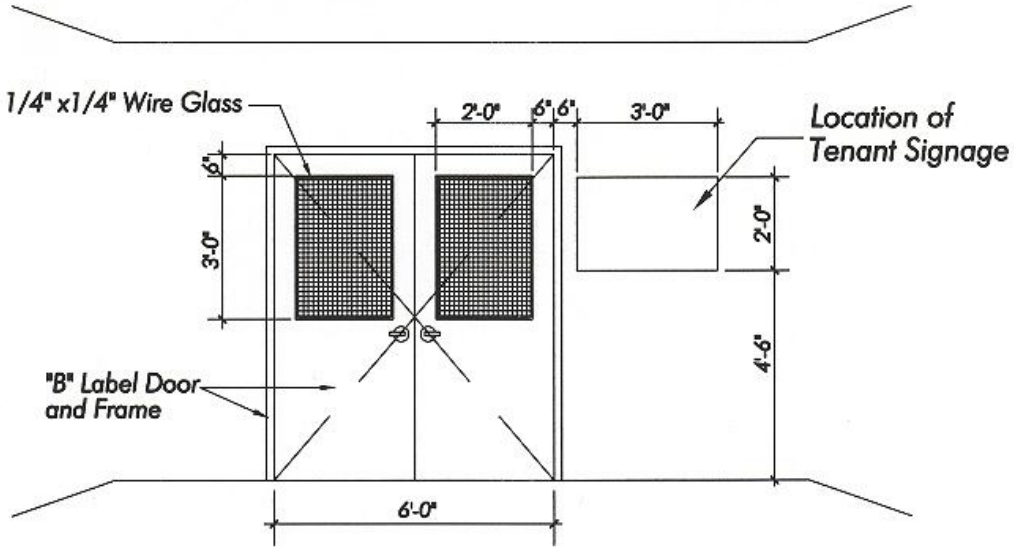
All material and work shall conform, at minimum, to the following:
a. Massachusetts State Building Code
b. Massachusetts Architectural Barriers Board
c. Life Safety Code
d. OSHA
e. Underwriter"s Laboratory
    e. Manufacturers Standards for Quality control, Installation and Operation.

INTERIOR DOORS

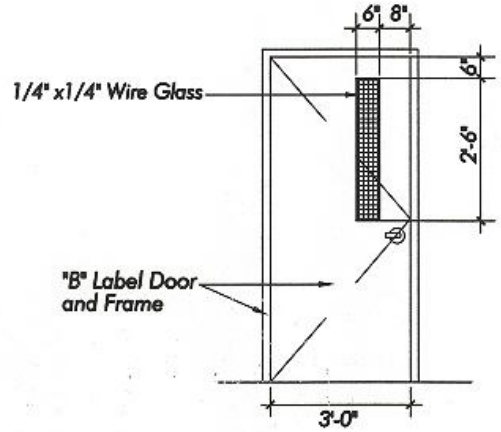
It is extremely important that all tenants understand the fact that each building section is divided east and west by two hour rated fire walls, and this integrity must be assured at all times, should the building become involved, in adherence to building fire code requirements. As a result, roll-up fire doors, which automatically close, via a fusible link release mechanism, have been installed over the elevator lobby entrance doors on the west wall. These doors cannot be held open in any manner and must remain fully operational at all times.

All penetrations of existing fire walls must be afforded the same protection regardless of the opening size. Detailed drawings of penetrations in addition to the selected means of providing fire division must be submitted to, and approved by the Economic Development and Industrial Corporation of Boston prior to start of work.

Please further note that, all pedestrian fire doors to corridors, stairwells, vestibules, etc., must be left intact. Penetrations for openings, louvers, windows, or for any other reason are not allowed.



TYPICAL TENANT ENTRY DOOR
FIRST FLOOR CORRIDOR

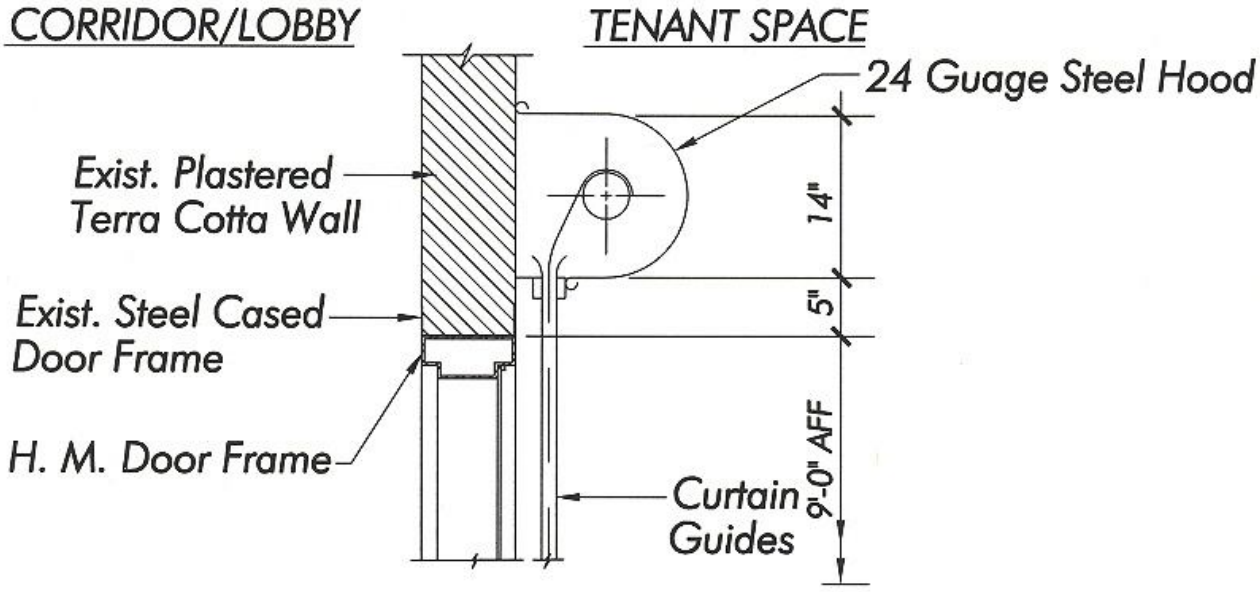


TENANT FIRE EGRESS DOOR

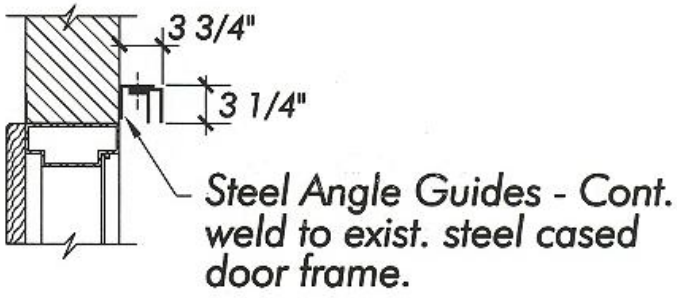
Construction Standards

BOSTON REDEVELOPMENT AUTHORITY BOSTON'S PLANNING & ECONOMIC DEVELOPMENT OFFICE Thomas M. Menino, Mayor		STANDARD DETAIL	DWG. NO.
CAPITAL CONSTRUCTION DEPARTMENT 10 DRYDOCK AVENUE, SOUTH BOSTON, MASSACHUSETTS 02210 (617) 722-4300	BOSTONIA CONDITA A.D. 1630.	MARINE INDUSTRIAL PARK	SK-D1
		DATE: Sept. 1984 / SCALE: AS NOTED / FN:	
		APPRVD: L. MAMMOLI / DRN: M. CUMMING	SHEET _ OF _

R



HEAD DETAIL - ROLLING FIRE DOOR

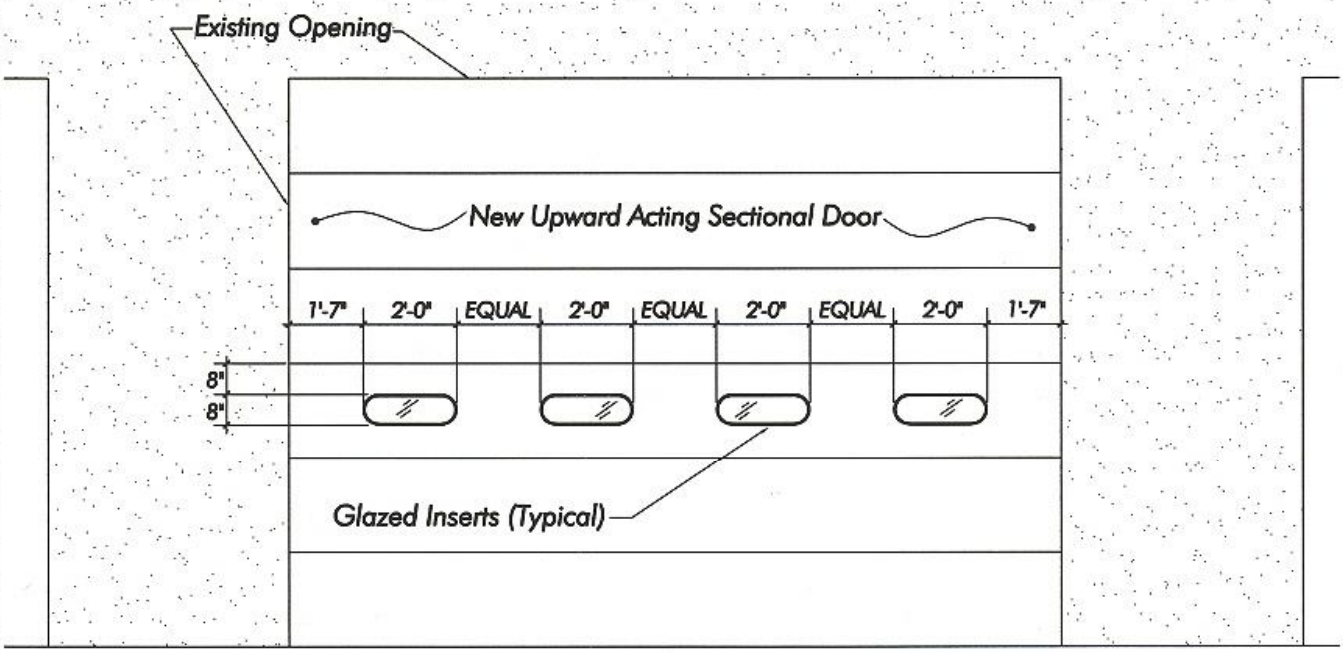


JAMB DETAIL - ROLLING FIRE DOOR

Construction Standards

BOSTON REDEVELOPMENT AUTHORITY BOSTON'S PLANNING & ECONOMIC DEVELOPMENT OFFICE Thomas M. Menino, Mayor		STANDARD DETAIL	DWG. NO.
		MARINE INDUSTRIAL PARK	SK-D2
CAPITAL CONSTRUCTION DEPARTMENT 10 DRYDOCK AVENUE, SOUTH BOSTON, MASSACHUSETTS 02210 (617) 722-4300		DATE: Sept. 1984 / SCALE: AS NOTED / FN:	
		APPRVD: L. MAMMOLI / DRN: M. CUMMING	SHEET OF

F



NEW SECTIONAL OVERHEAD DOOR

Construction Standards

BOSTON REDEVELOPMENT AUTHORITY
BOSTON'S PLANNING & ECONOMIC DEVELOPMENT OFFICE
Thomas M. Menino, Mayor

CAPITAL CONSTRUCTION DEPARTMENT
10 DRYDOCK AVENUE, SOUTH BOSTON, MASSACHUSETTS 02210
(617) 722-4300

BOSTONIA CONDITA A.D. 1630.

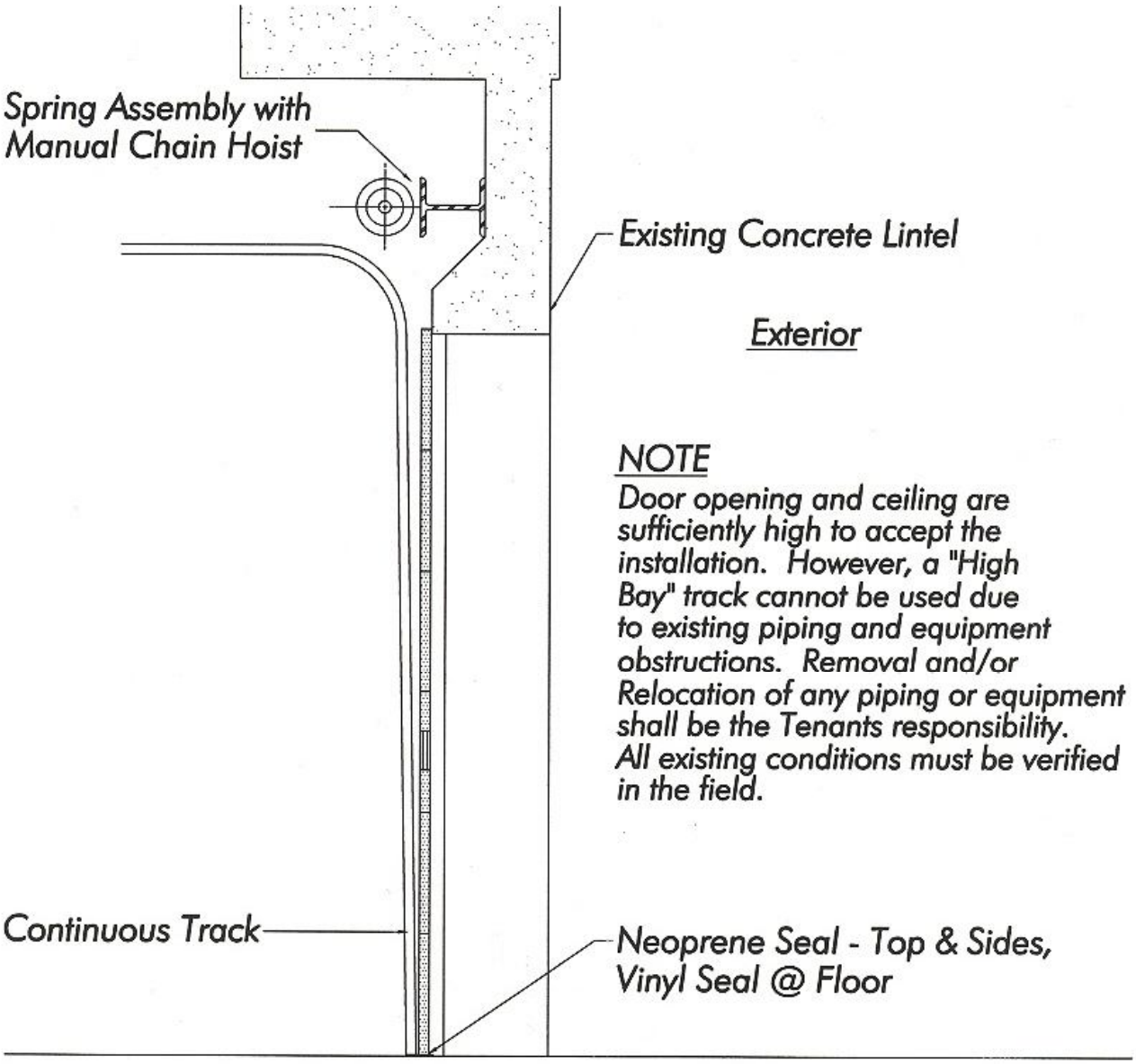
STANDARD DETAIL

MARINE INDUSTRIAL PARK

DATE:	SCALE:	FN:
Sept. 1984	N. T. S.	
APPRVD: L. MAMMOLI	DRN: M. CUMMING	

DWG. NO. SK-D3

SHEET _ OF _



SECTION OF ROLL UP DOOR

Construction Standards

BOSTON REDEVELOPMENT AUTHORITY
BOSTON'S PLANNING & ECONOMIC DEVELOPMENT OFFICE
Thomas M. Menino, Mayor

CAPITAL CONSTRUCTION DEPARTMENT
10 DRYDOCK AVENUE, SOUTH BOSTON, MASSACHUSETTS 02210
(617) 722-4300

BOSTONIA CONDITA A.D. 1630

STANDARD DETAIL

MARINE INDUSTRIAL PARK

DATE: Sept. 1984 | SCALE: N. T. S. | FN:

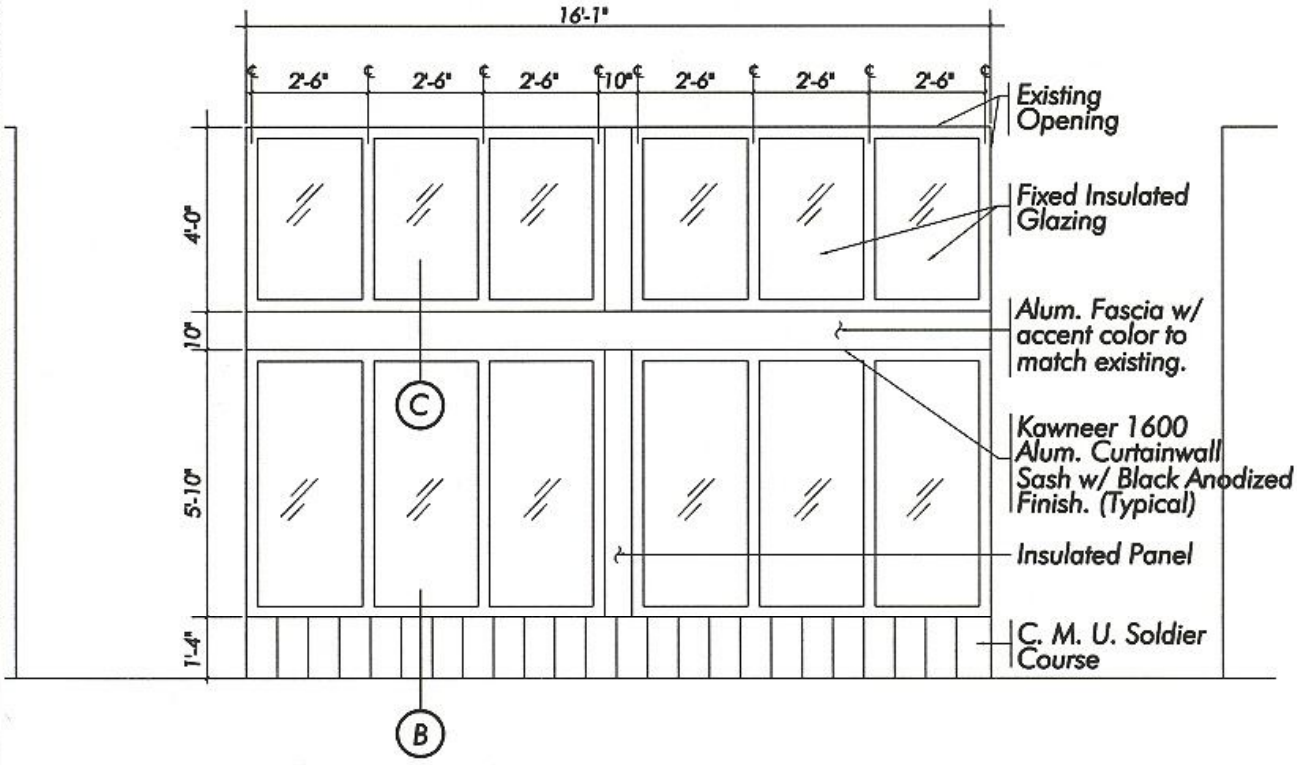
APPRVD: L. MAMMOLI | DRN: M. CUMMING

DWG. NO. SK-D4

SHEET _ OF _

WINDOW AND LOUVER DETAILS

Revised August 2012



TYPICAL INFILL WINDOW
(A) (FIRST FLOOR - NORTH & EAST ONLY)

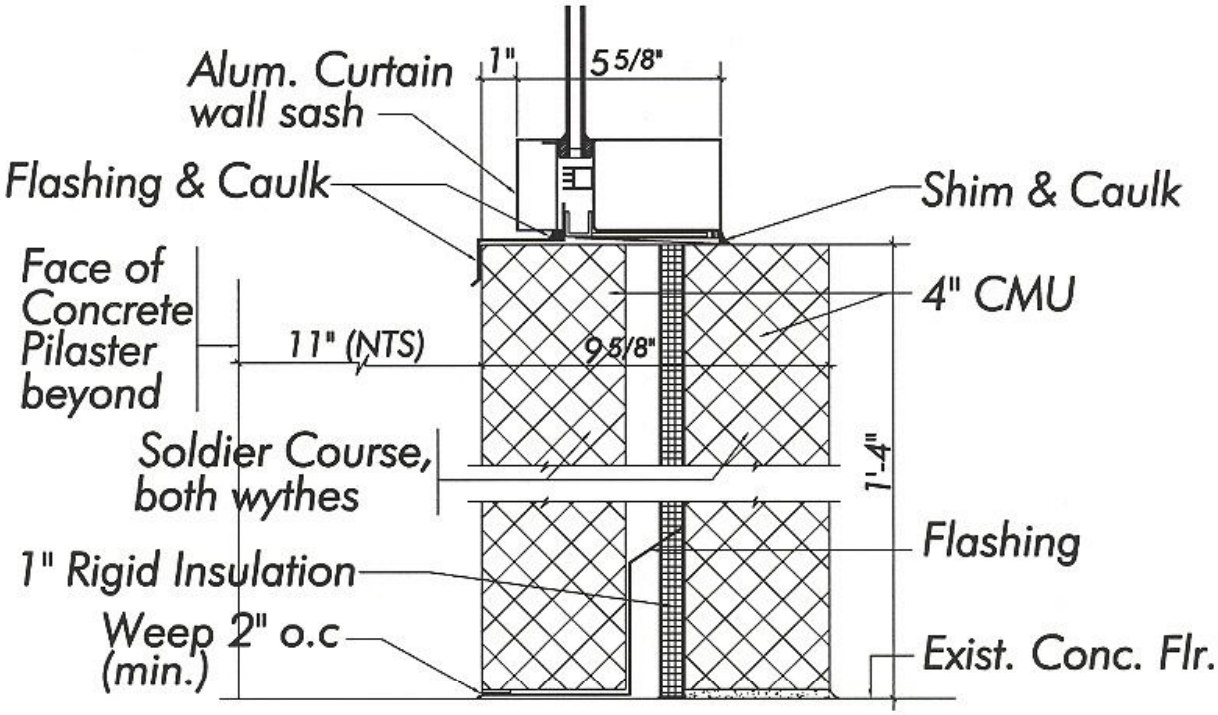
NOTE:

Dimensions shown are for informational purposes only. All measurements must be verified in the field. For additional data see sketches SK-W2 and SK-W3 on the following pages.

Construction Standards

BOSTON REDEVELOPMENT AUTHORITY BOSTON'S PLANNING & ECONOMIC DEVELOPMENT OFFICE Thomas M. Menino, Mayor		STANDARD DETAIL	DWG. NO.
		MARINE INDUSTRIAL PARK	SK-W1
CAPITAL CONSTRUCTION DEPARTMENT 10 DRYDOCK AVENUE, SOUTH BOSTON, MASSACHUSETTS 02210 (617) 722-4300	BOSTONIA CONDITA A.D. 1630.	DATE: Sept. 1984 / SCALE: N. T. S. / FN:	
		APPRVD: L. MAMMOLI / DRN: M. CUMMING	SHEET _ OF _

R



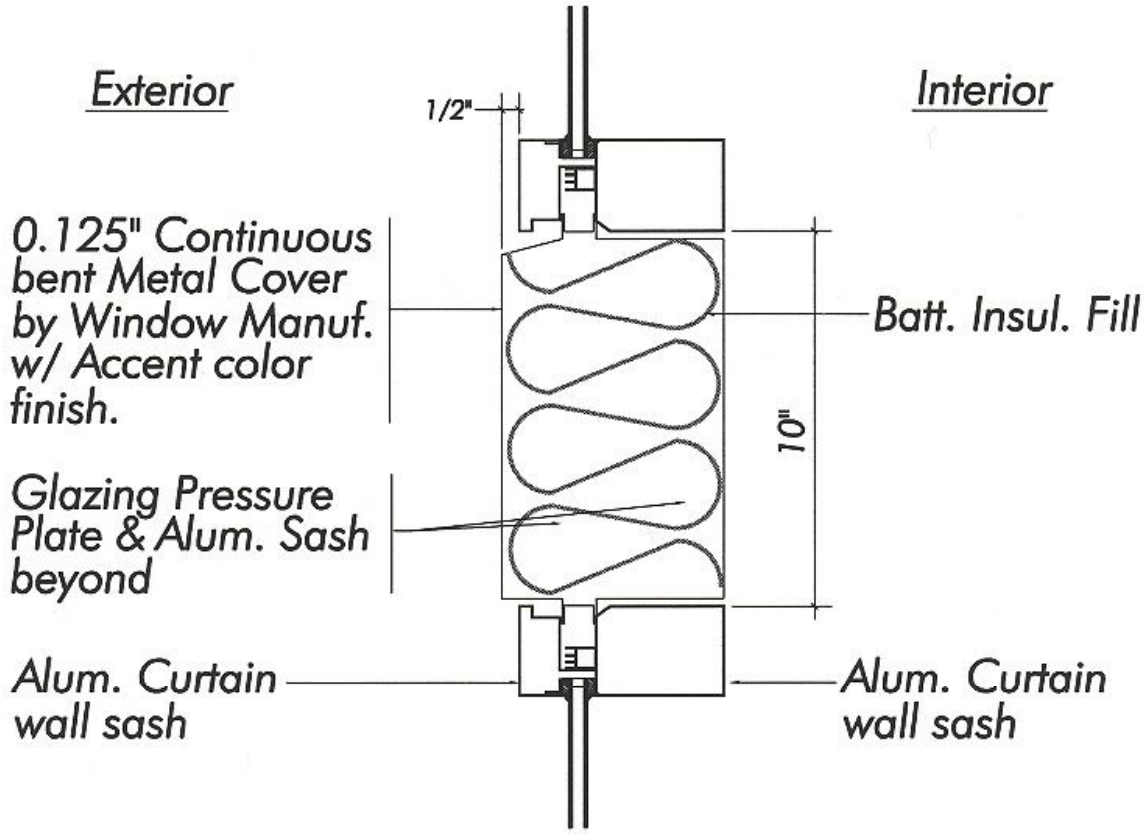
(B) INFILL WINDOW - SILL DETAIL

NOTE:

Dimensions shown are for informational purposes only. All measurements must be verified in the field. For additional data see sketches SK-W1 and SK-W3 on the following pages.

Construction Standards

BOSTON REDEVELOPMENT AUTHORITY BOSTON'S PLANNING & ECONOMIC DEVELOPMENT OFFICE Thomas M. Menino, Mayor		STANDARD DETAIL	DWG. NO.
		MARINE INDUSTRIAL PARK	SK-W2
CAPITAL CONSTRUCTION DEPARTMENT 10 DRYDOCK AVENUE, SOUTH BOSTON, MASSACHUSETTS 02210 (617) 722-4300	BOSTONIA CONDITA A.D. 1630.	DATE: Sept. 1984 / SCALE: N. T. S. / FN:	
		APPRVD: L. MAMMOLI / DRN: M. CUMMING	SHEET _ OF _



(B) INFILL WINDOW - ALUMINUM FASCIA

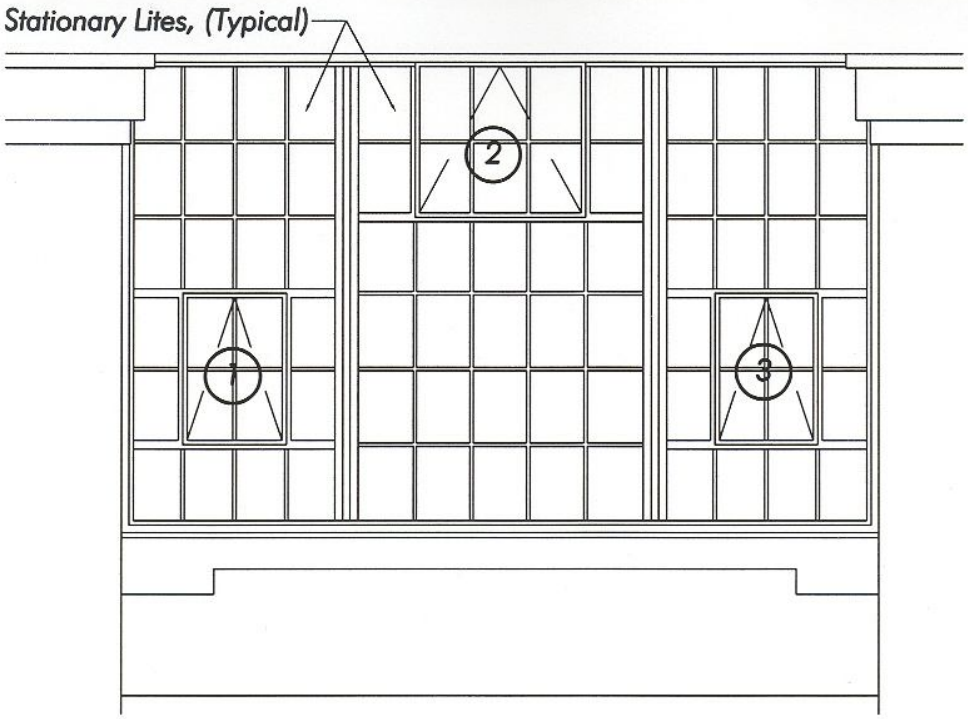
NOTE:

Dimensions shown are for informational purposes only. All measurements must be verified in the field. For additional data, see sketches SK-W1 and SK-W2 on the previous pages.

Construction Standards

BOSTON REDEVELOPMENT AUTHORITY BOSTON'S PLANNING & ECONOMIC DEVELOPMENT OFFICE Thomas M. Menino, Mayor CAPITAL CONSTRUCTION DEPARTMENT 10 DRYDOCK AVENUE, SOUTH BOSTON, MASSACHUSETTS 02210 (617) 722-4300	BOSTONIA. CONDITA A.D. 1630.	STANDARD DETAIL MARINE INDUSTRIAL PARK DATE: Sept. 1984 | SCALE: N. T. S. | FN: APPRVD: L. MAMMOLI | DRN: M. CUMMING	DWG. NO. SK-W3 SHEET _ OF _

Re



TYPICAL WINDOW - FLOORS 2 THRU 7

The Window unit shown above is typical of those found in Building 114, floors 2 thru 7. There are three (numbered) operable sash in each unit which provides basic ventilation.

EDIC does not guarentee water-tight integrity of the spaces due to age and condition of existing window units. Therefore, modernization, modification, and complete replacement of window units is encouraged within the established Tenant Guidelines.

The following pages describe approved options relative to window unit modification and modernization. As with all building changes, plans details and specifications must be approved by EDIC prior to commencement of work.

Replacement of windows located on floors 2 through 8 are covered in the Window Replacement Standards and Required Submissions for Building 114, Army Base Storehouse. Contact your Facility Manager for these standards.

It is the intent of this Tenant Guidelines section to establish minimum standards for window systems and louvers. The purpose is to provide uniformity and standardization of all fixtures and appurtenances that effect the exterior building appearance.

Construction Standards

BOSTON REDEVELOPMENT AUTHORITY
BOSTON'S PLANNING & ECONOMIC DEVELOPMENT OFFICE
Thomas M. Menino, Mayor

CAPITAL CONSTRUCTION DEPARTMENT
10 DRYDOCK AVENUE, SOUTH BOSTON, MASSACHUSETTS 02210
(617) 722-4300

BOSTONIA CONDITA A.D. 1630

STANDARD DETAIL

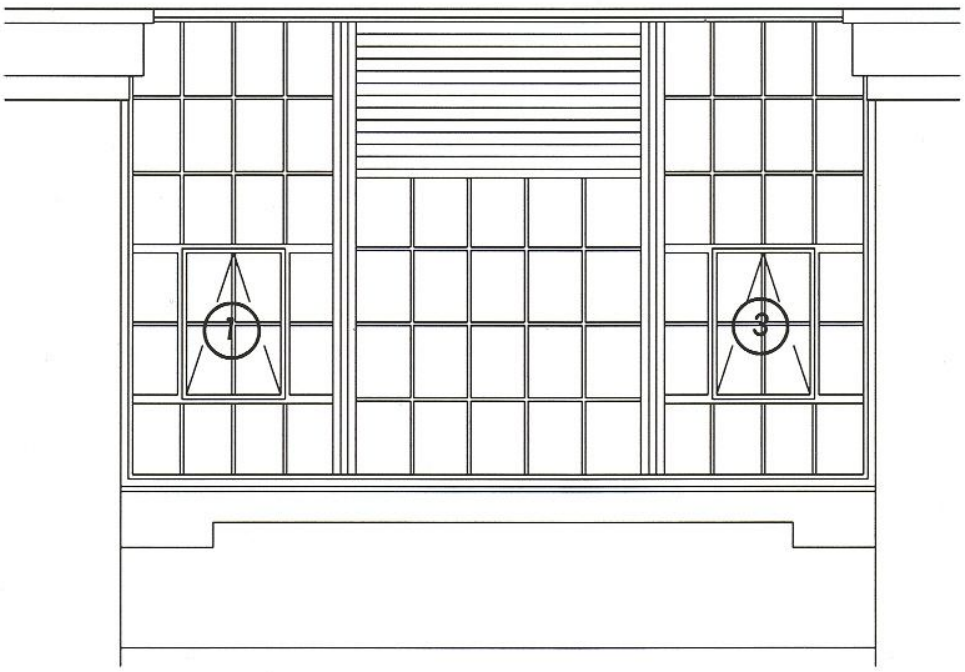
MARINE INDUSTRIAL PARK

DATE: Sept. 1984 | SCALE: N. T. S. | FN:

APPRVD: L. MAMMOLI | DRN: M. CUMMING

DWG. NO. SK-W4

SHEET _ OF _



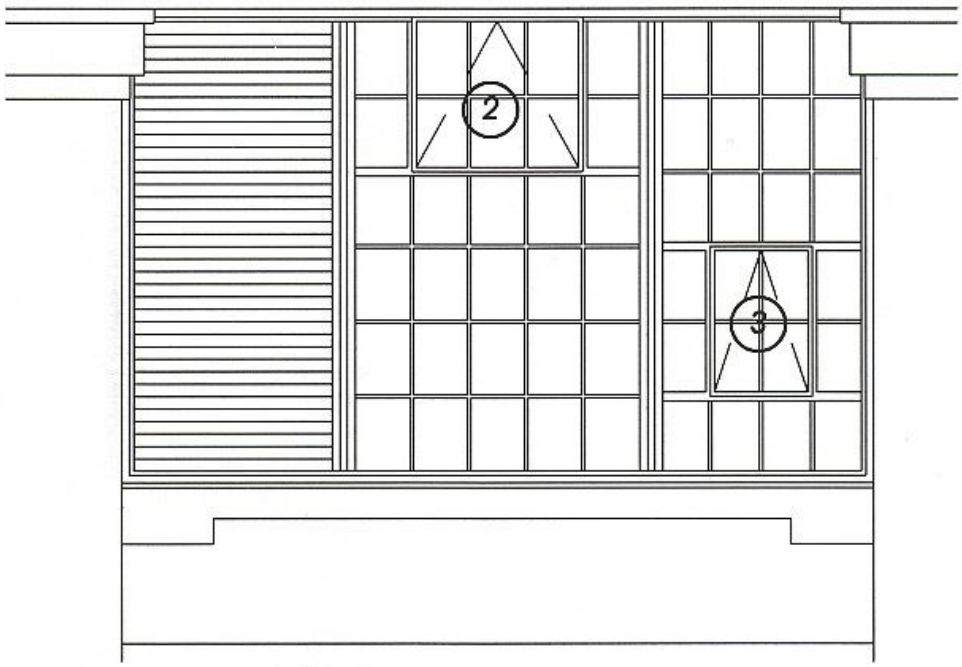
LOUVER PLACEMENT
(SOUTH ONLY)

NOTE:

This example shows a louver installed inplace of an operable sash. Four stationary lites have been removed to accomodate louver installation.

Construction Standards

BOSTON REDEVELOPMENT AUTHORITY BOSTON'S PLANNING & ECONOMIC DEVELOPMENT OFFICE Thomas M. Menino, Mayor CAPITAL CONSTRUCTION DEPARTMENT 10 DRYDOCK AVENUE, SOUTH BOSTON, MASSACHUSETTS 02210 (617) 722-4300	BOSTONIA CONDITA A.D. 1630.	STANDARD DETAIL MARINE INDUSTRIAL PARK DATE: Sept. 1984 SCALE: N. T. S. FN: APPRVD: L. MAMMOLI DRN: M. CUMMING	DWG. NO. SK-L1 SHEET OF



ALTERNATE LOUVER PLACEMENT

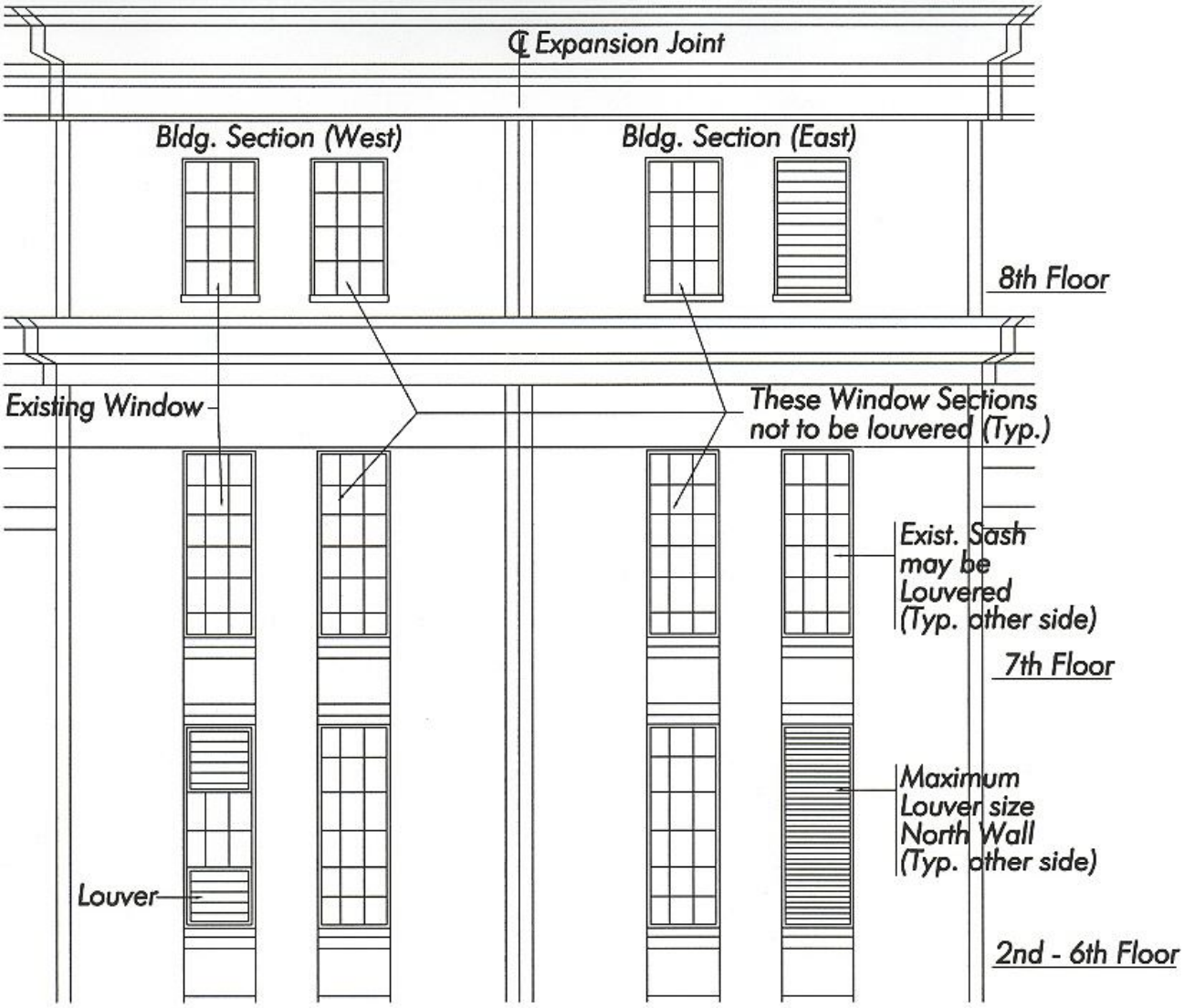
(SOUTH ONLY)

NOTE:

All louver locations shaqll be submitted to the BRA/EDIC for approval.

Construction Standards

BOSTON REDEVELOPMENT AUTHORITY BOSTON'S PLANNING & ECONOMIC DEVELOPMENT OFFICE Thomas M. Menino, Mayor		STANDARD DETAIL	DWG. NO.
		MARINE INDUSTRIAL PARK	SK-L2
CAPITAL CONSTRUCTION DEPARTMENT 10 DRYDOCK AVENUE, SOUTH BOSTON, MASSACHUSETTS 02210 (617) 722-4300	BOSTONIA CONDITA A.D. 1630	DATE: Sept. 1984 / SCALE: N. T. S. / FN:	
		APPRVD: L. MAMMOLI / DRN: M. CUMMING	SHEET _ OF _



ALTERNATE LOUVER PLACEMENT

NORTH ONLY

NOTES:

1. Louver color to match existing window sash.
2. Tenants requiring louvers in Section 'B' East shall contact EDIC before placement.

Construction Standards

BOSTON REDEVELOPMENT AUTHORITY
BOSTON'S PLANNING & ECONOMIC DEVELOPMENT OFFICE
Thomas M. Menino, Mayor

CAPITAL CONSTRUCTION DEPARTMENT
10 DRYDOCK AVENUE, SOUTH BOSTON, MASSACHUSETTS 02210
(617) 722-4300

BOSTONIA. CONDITA A.D. 1630

STANDARD DETAIL

MARINE INDUSTRIAL PARK

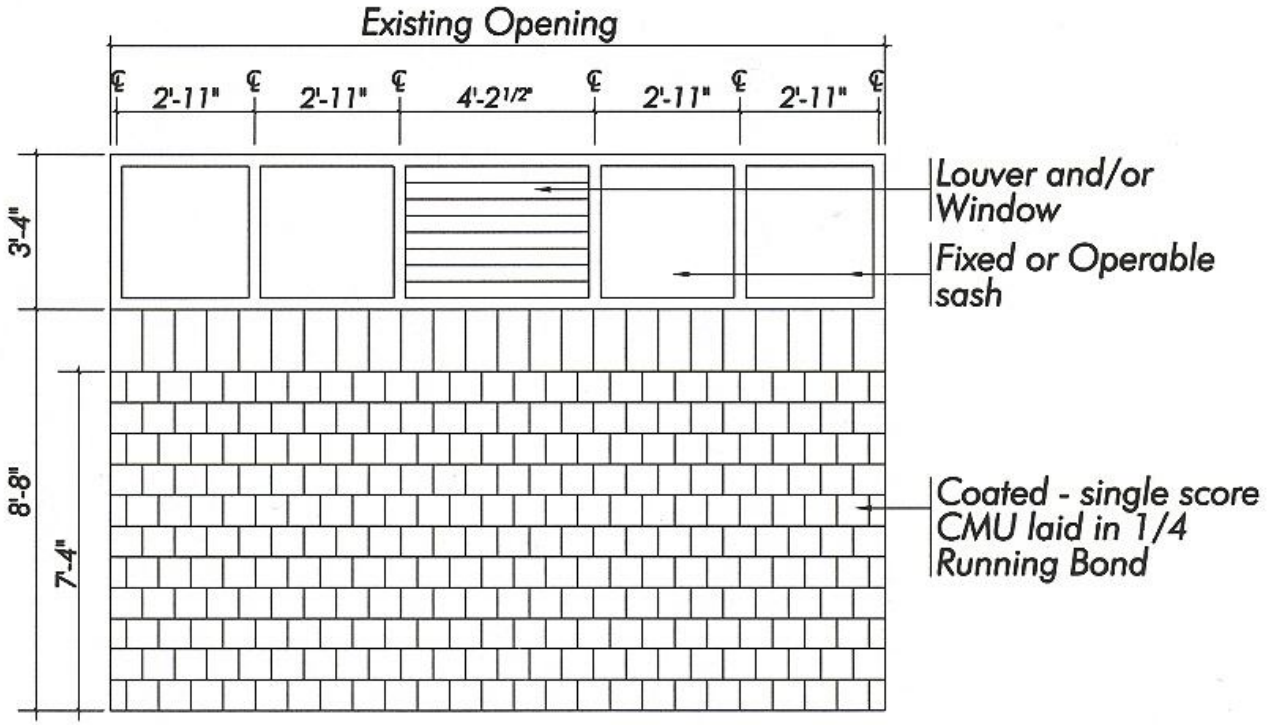
DATE: Sept. 1984 | SCALE: N. T. S. | FN:

APPRVD: L. MAMMOLI | DRN: M. CUMMING

DWG. NO. SK-L3

SHEET _ OF _

R



GROUND LEVEL - INFILL WALL

SOUTH ONLY

NOTES:

1. *Louver color to match existing window sash.*

Construction Standards

BOSTON REDEVELOPMENT AUTHORITY
BOSTON'S PLANNING & ECONOMIC DEVELOPMENT OFFICE
Thomas M. Menino, Mayor

CAPITAL CONSTRUCTION DEPARTMENT
10 DRYDOCK AVENUE, SOUTH BOSTON, MASSACHUSETTS 02210
(617) 722-4300

BOSTONIA CONDITA A.D. 1630.

STANDARD DETAIL

MARINE INDUSTRIAL PARK

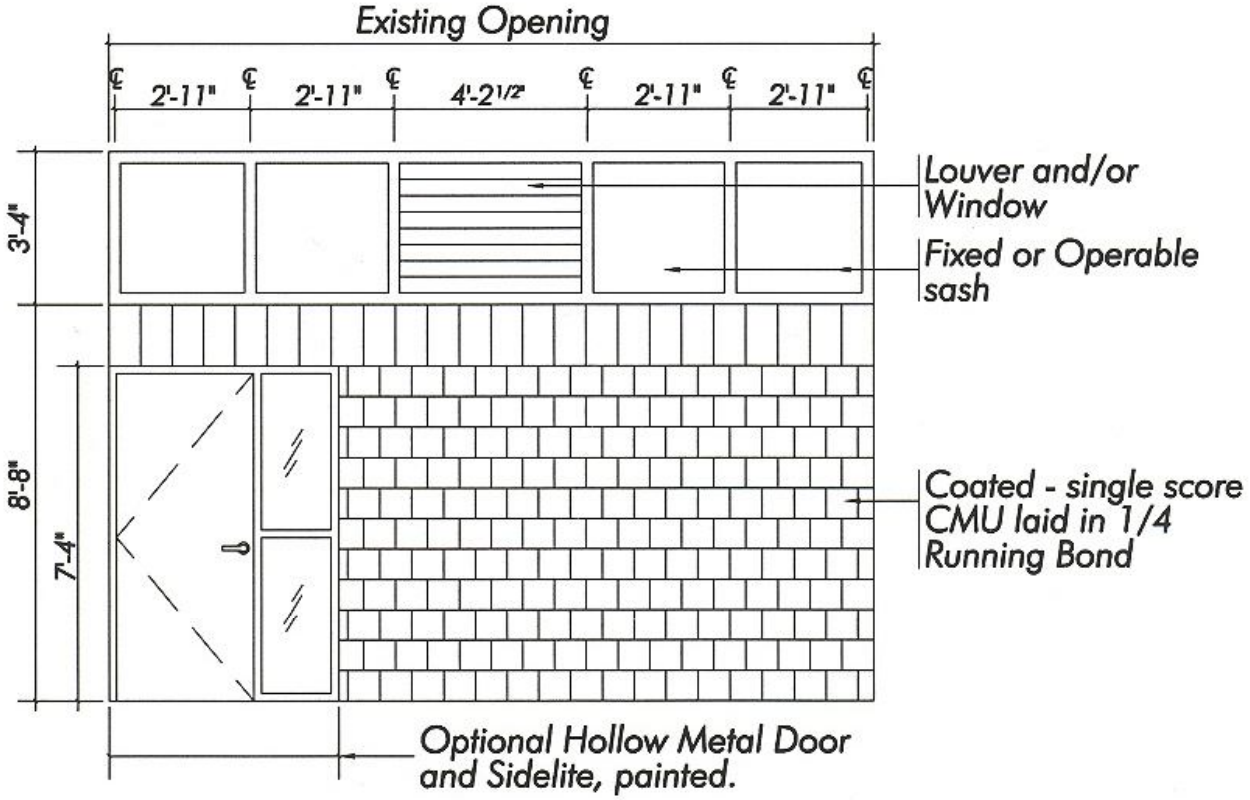
DATE: Sept. 1984 | SCALE: N. T. S. | FN:

APPRVD: L. MAMMOLI | DRN: M. CUMMING

DWG. NO. SK-L4

SHEET _ OF _

R



GROUND LEVEL - INFILL WALL W/ DOOR

SOUTH ONLY

NOTES:

1. Louver color to match existing window sash.

Construction Standards

BOSTON REDEVELOPMENT AUTHORITY
BOSTON'S PLANNING & ECONOMIC DEVELOPMENT OFFICE
Thomas M. Menino, Mayor

CAPITAL CONSTRUCTION DEPARTMENT
10 DRYDOCK AVENUE, SOUTH BOSTON, MASSACHUSETTS 02210
(617) 722-4300

STANDARD DETAIL

MARINE INDUSTRIAL PARK

DATE: Sept. 1984 | SCALE: N. T. S. | FN:

APPRVD: L. MAMMOLI | DRN: M. CUMMING

DWG. NO. SK-L5

SHEET _ OF _

Re

SIGNAGE

The installation of signs and billboards is restricted throughout Boston Marine Industrial Park. The EDIC has provided a building section designation system and a directory in each lobby for the purpose of directing visitors to tenant spaces with a minimum of inconvenience.

Tenants shall not display signs in the windows or on the outside surface of the building.

At floors where there is more than a single tenant company, suitable approved signage may be installed at window walls (in elevator lobbies) and on corridor walls where further direction is necessary.

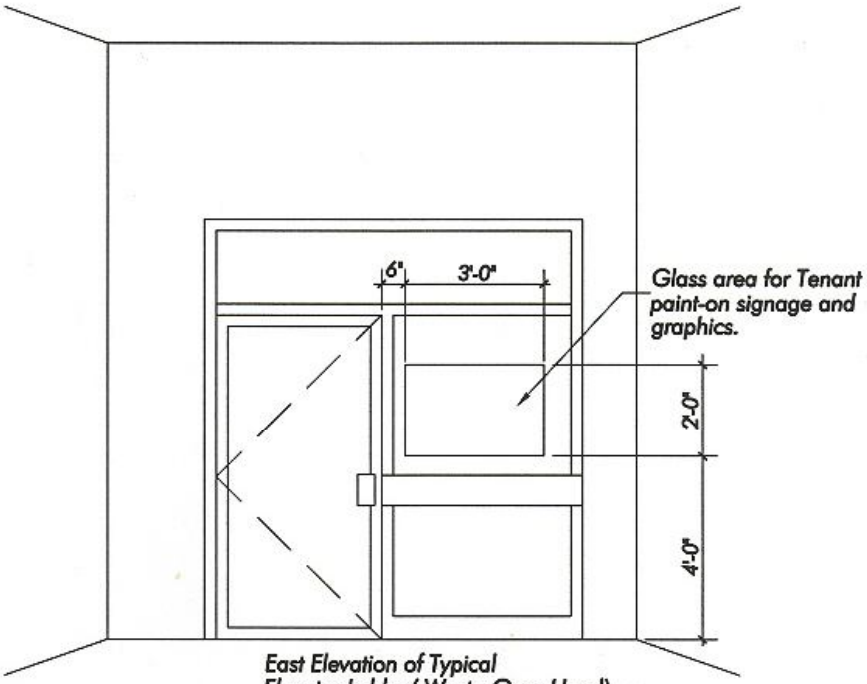
The illustrations that follow are meant as guidelines - not restrictions. A tenant may prefer an alternate method of identification which will require submission of plans for approval by EDIC.

Some tenant areas require further direction through public corridors. In this event, the following standard has been established in an attempt to maintain a uniform and professional appearance throughout the building.

1. Directional signs installed in corridors shall be black Bakelite with engraved white letters.
2. Sign dimension shall not exceed four inches (4”) in height or eighteen inches (18") in length.

3. Sign shall be attached to wall surfaces with suitable fasteners at a height of six feet (6’-0”) above the floor.

4. Hand-scribed paper or cardboard signs shall be removed within a reasonable time after occupancy and when approved signage has been procured.



East Elevation of Typical
Elevator Lobby (West - Opp. Hand)

SIGNAGE LOCATION - LOBBY

Construction Standards

BOSTON REDEVELOPMENT AUTHORITY
BOSTON'S PLANNING & ECONOMIC DEVELOPMENT OFFICE
Thomas M. Menino, Mayor

CAPITAL CONSTRUCTION DEPARTMENT
10 DRYDOCK AVENUE, SOUTH BOSTON, MASSACHUSETTS 02210
(617) 722-4300

BOSTONIA CONDITA A.D. 1630

STANDARD DETAIL

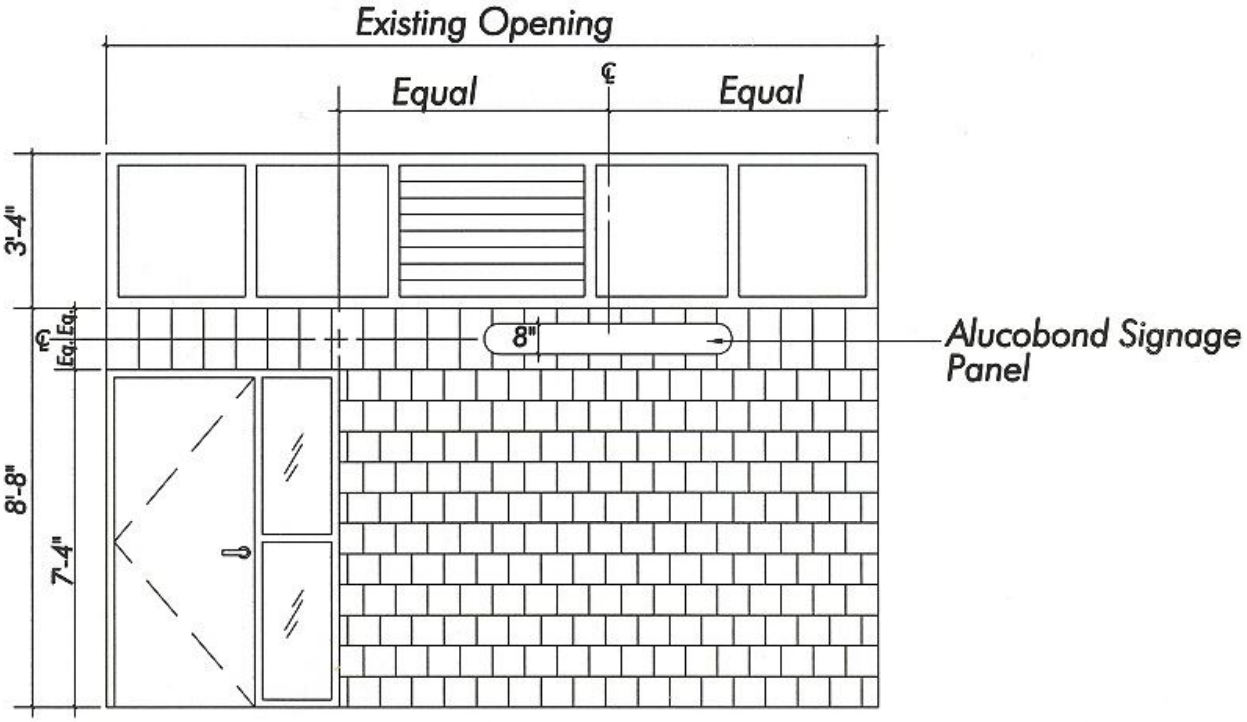
MARINE INDUSTRIAL PARK

DATE: Sept. 1984 | SCALE: AS NOTED | FN:

APPRVD: L. MAMMOLI | DRN: M. CUMMING

DWG. NO. SK-S1

SHEET _ OF _

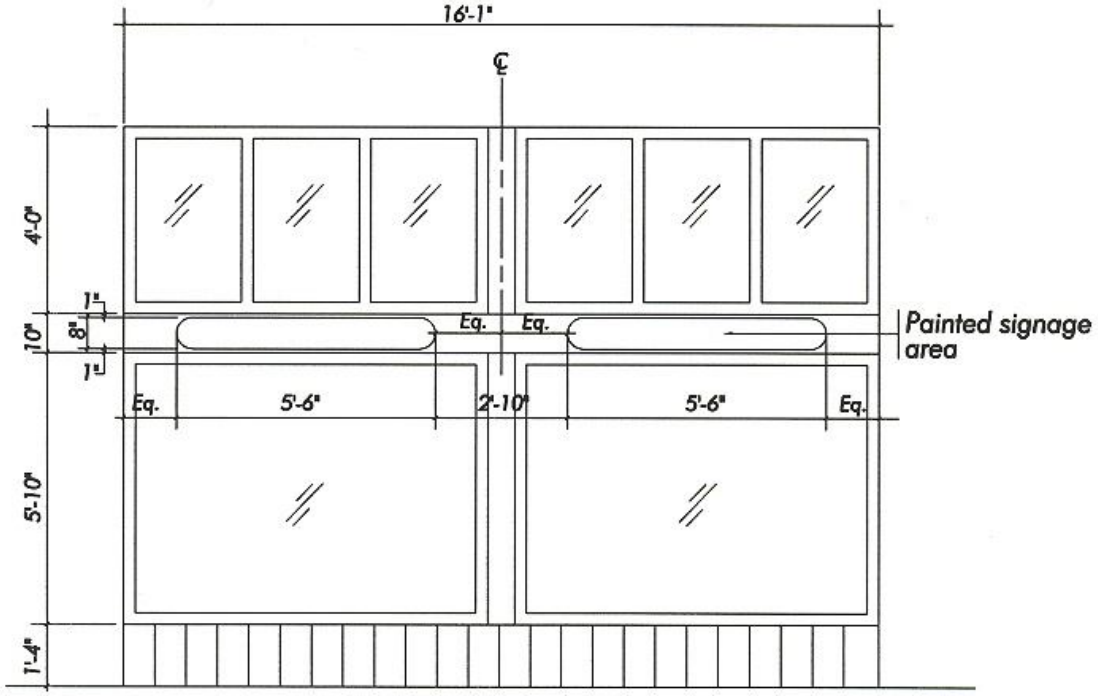


GROUND LEVEL - SIGN LOCATION

SOUTH ONLY

Construction Standards

BOSTON REDEVELOPMENT AUTHORITY BOSTON'S PLANNING & ECONOMIC DEVELOPMENT OFFICE Thomas M. Menino, Mayor CAPITAL CONSTRUCTION DEPARTMENT 10 DRYDOCK AVENUE, SOUTH BOSTON, MASSACHUSETTS 02210 (617) 722-4300	BOSTONIA CONDITA A.D. 1630.	STANDARD DETAIL MARINE INDUSTRIAL PARK DATE: Sept. 1984 | SCALE: N. T. S. | FN: APPRVD: L. MAMMOLI | DRN: M. CUMMING	DWG. NO. SK-S2 SHEET _ OF _



SIGNAGE LOCATION - INFILL WINDOW

NORTH & EAST

Construction Standards

BOSTON REDEVELOPMENT AUTHORITY
BOSTON'S PLANNING & ECONOMIC DEVELOPMENT OFFICE
Thomas M. Menino, Mayor

CAPITAL CONSTRUCTION DEPARTMENT
10 DRYDOCK AVENUE, SOUTH BOSTON, MASSACHUSETTS 02210
(617) 722-4300

BOSTONIA CONDITA A.D. 1630

STANDARD DETAIL

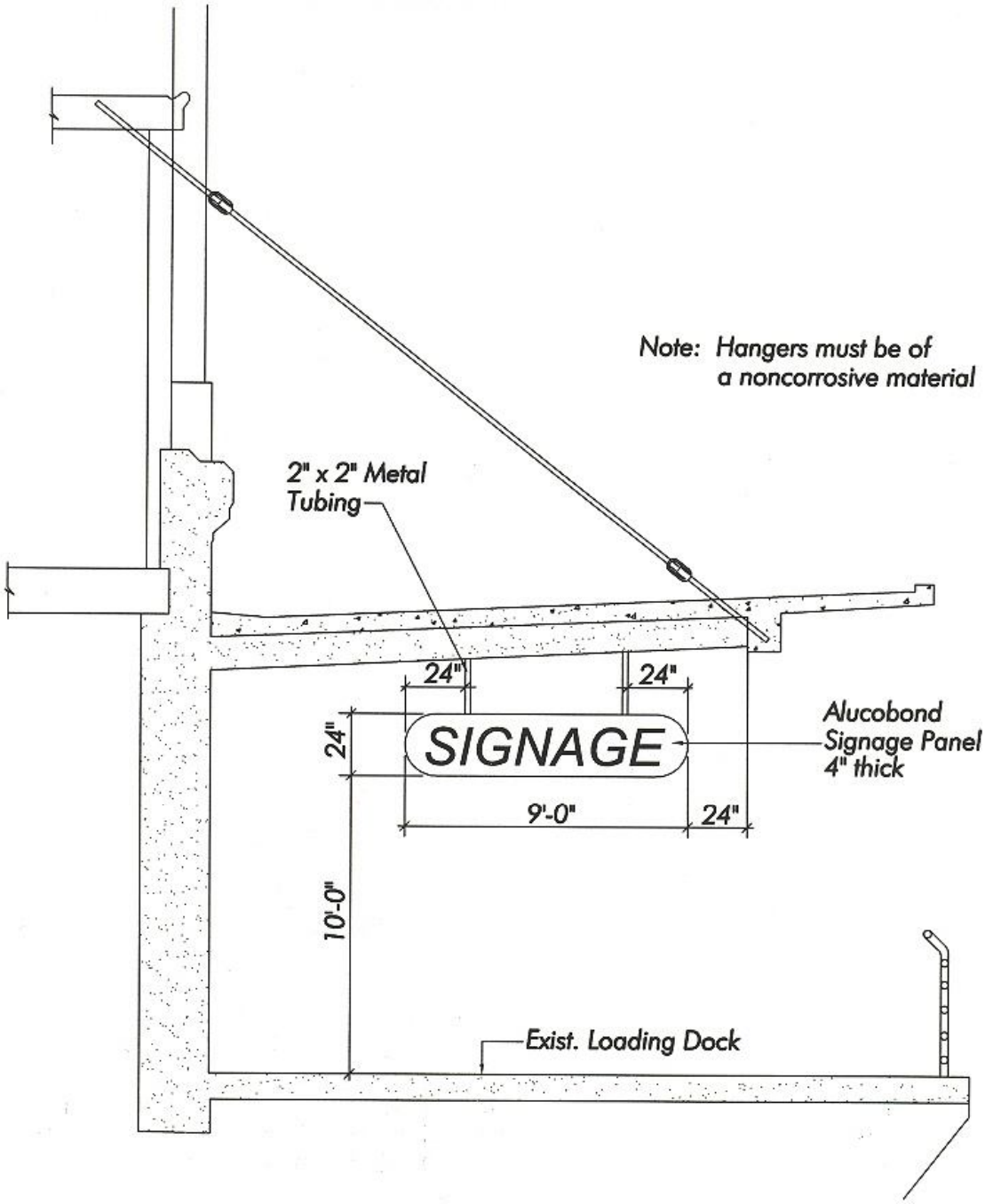
MARINE INDUSTRIAL PARK

DATE: Sept. 1984 | SCALE: N. T. S. | FN:

APPRVD: L. MAMMOLI | DRN: M. CUMMING

DWG. NO. SK-S3

SHEET _ OF _



SIGN LOCATION - LOADING DOCK

Construction Standards

BOSTON REDEVELOPMENT AUTHORITY BOSTON'S PLANNING & ECONOMIC DEVELOPMENT OFFICE Thomas M. Menino, Mayor		STANDARD DETAIL	DWG. NO.
CAPITAL CONSTRUCTION DEPARTMENT 10 DRYDOCK AVENUE, SOUTH BOSTON, MASSACHUSETTS 02210 (617) 722-4300	BOSTONIA CONDITA A.D. 1630.	MARINE INDUSTRIAL PARK	SK-S4
		DATE: Sept. 1984 / SCALE: N. T. S. / FN:	
		APPRVD: L. MAMMOLI / DRN: M. CUMMING	SHEET _ OF _

BUILDING SERVICES DESCRIPTION

Each section of Building 114 has been outfitted with services, including:

Steam Boilers (low pressure)
Ventilation Systems
Plumbing Systems
Elevators
Electrical services
Process Gas (Section C)

To assure uniform and equitable distribution of available services, EDIC must reserve the right to control any and all modifications to the installed systems. Prior to any anticipated construction in the building, a tenant is required to submit plans and specifications to EDIC for approval. The tenant shall be responsible for all costs incurred and must obtain all permits and licenses required for the work, and all work shall be performed by qualified personnel, in accordance with all applicable codes, standards and regulations.

The following systems descriptions and tenant construction guidelines, although not all inclusive, are presented to minimize the development of expensive plans and specifications that do not fit within the building criterion.

HEATING

Each building section is heated with low pressure (5-10 lbs.) steam furnished by twin 6,000,000 BTU/HR boilers in centrally located boiler rooms on the first floor level. The high efficiency UNILUX boilers are normally fired by natural gas but a built-in dual fired capacity enables them to be fired on number two fuel oil should a gas failure or shortage occur. Each of the twin boiler units is furnished natural gas through underground service lines installed on Terminal Street in 1983. In addition, each building contains a 5,000 gallon capacity storage tank for the stand-by number two oil.

After leaving the boiler rooms, steam is fed to a single main, which runs from the boilers up through the building directly to the eighth floor ceiling. At this point steam is down fed to a distribution system comprised of existing ceiling mounted radiators (8th floor only), and steam supply line branches which in turn supply steam to individual banks of perimeter radiators on each floor. The radiator banks are thermostatically controlled by semi-automatic Taco valves to allow temperature control in tenant areas.

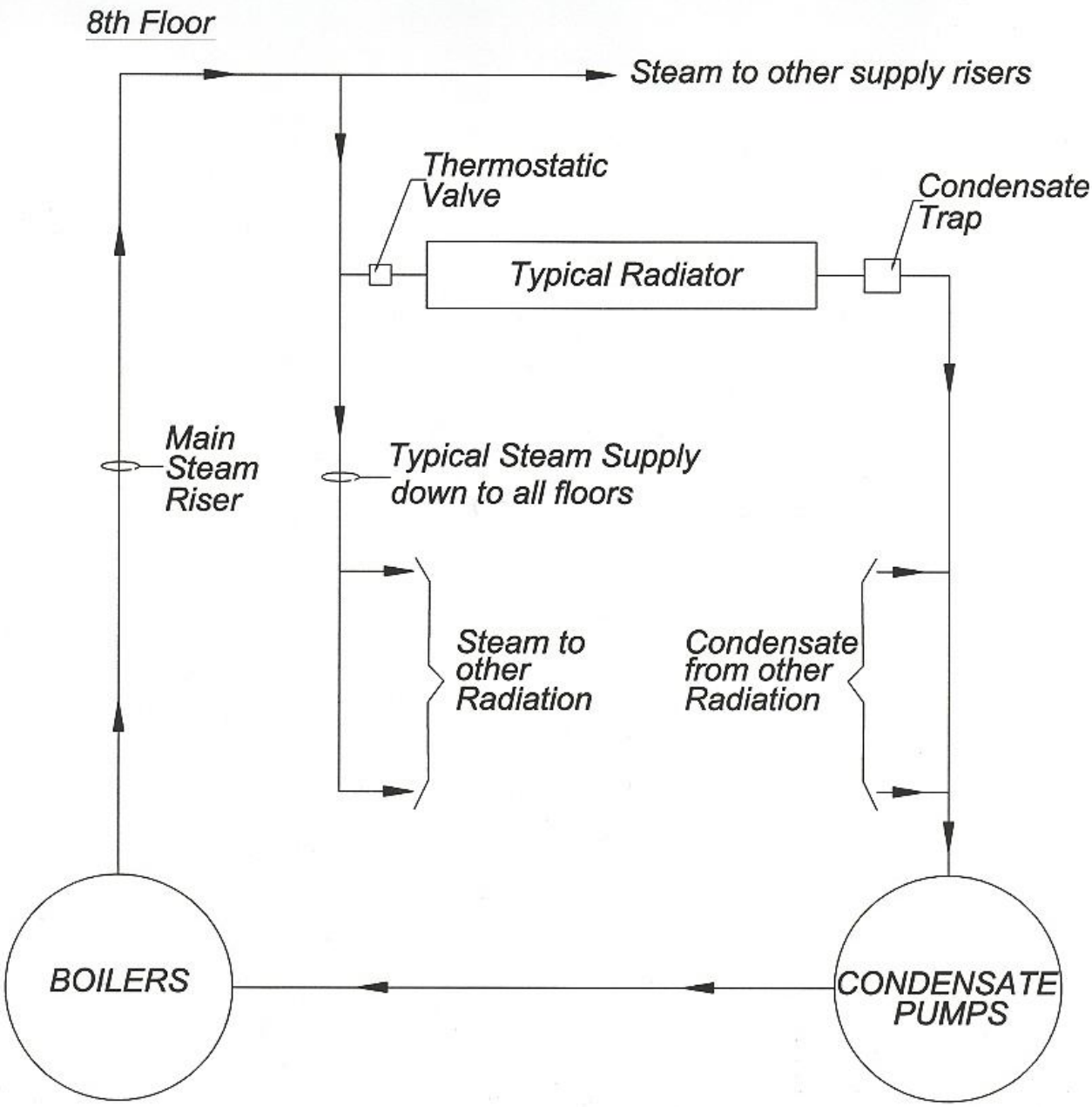
Condensate passes through traps at the end of each bank of radiation and is collected, via a series of condensate return lines, at a low point in the core area heating chamber where condensate pumps deliver the water back to the boiler collection tanks.

At the first floor level, heat is provided to service areas, tenant areas, and loading docks through the use of ceiling mounted, steam fed, unit heaters. To further supplement the system, there are steam coil, heating/ventilating units at the first floor which distribute tempered air to the South core corridors at each level. Electric baseboard radiation furnishes heat to the handicapped toilet rooms.

Boiler room operation is fully automatic with lead-lag control, automatic feed water,

condensate metering, and heat timers, all of which provide for a highly efficient operation. It must be noted that the boiler plants are intended for the sole purpose of heating the building and the low pressure steam generated is not for process or any other use by tenants. Interior modifications by tenants must be designed so as not to "overload" the existing system through the use of properly sized supply and return lines. Installation of steam coils, heat exchangers and/or unit heaters shall be done in a manner compatible with existing equipment.

Tenant assumes all responsibility for alterations made to the system in their leased premise and in turn adverse effects (including maintenance and costs) to the system regardless of approval.



SIMPLIFIED STEAM DIAGRAM

Construction Standards

BOSTON REDEVELOPMENT AUTHORITY
BOSTON'S PLANNING & ECONOMIC DEVELOPMENT OFFICE
Thomas M. Menino, Mayor

CAPITAL CONSTRUCTION DEPARTMENT
10 DRYDOCK AVENUE, SOUTH BOSTON, MASSACHUSETTS 02210
(617) 722-4300

BOSTONIA CONDITA A.D. 1630.

STANDARD DETAIL

MARINE INDUSTRIAL PARK

DATE: Sept. 1984 | SCALE: N. T. S. | FN:

APPRVD: L. MAMMOLI | DRN: M. CUMMING

DWG. NO. SK-H1

SHEET _ OF _

VENTILATION

Each building is equipped with several independently operating ventilation and exhaust systems provided for our tenants comfort, convenience, and safety. Following is a brief description of each system to further acquaint building occupants with their operational characteristics.

Toilet Rooms/South Corridors

The south core area on each floor of each building is equipped with a large common corridor which provides emergency fire egress and access to men's room, ladies room, handicapped toilet and janitors closet. At the first floor level, there is a mechanical air handler which furnishes tempered outside air to the various floors via a ductwork distribution system. This air provides corridor heating as well as the required exhaust air quantities for toilet room operation.

The corridor air is drawn through louvered toilet room doors, to ceiling mounted exhaust registers directly to roof mounted exhaust fans via a closed ductwork system. This is a balanced system. Alterations may affect other areas of the system. Re-balancing the entire system may be required by the tenant at the completion of the alterations and at the tenant’s sole cost.

Transformers/Switchgear Rooms

These rooms are located in the core area on the second floor of each building. Outside air is supplied via a ductwork system to the areas to avoid overheating of electrical equipment. To assure uninterrupted airflow, an exhaust fan was installed of equal capacity as the supply air unit. The units are automatically controlled by a heat differential sensing device. Maintenance personnel require accesses to these rooms. Entrances must be kept clear. Keying systems for these rooms must be left on the master keying system of the building.

Trash Room

Trash rooms are located centrally on the first floor level of each building section. A mechanical exhaust system has been installed to prevent buildup of dust, odors, etc. Fan operation is manual with automatic control of outside air dampers providing required CFM volume.

Fuel Storage Room

These rooms are protected from buildup of fumes by exhaust systems very similar to those installed in the trash rooms. In addition, the storage tank is vented directly to atmosphere.

North Stairwells

There is one stairwell located in the northwest and another in the northeast corner of each building section on each floor. These provide emergency fire egress for personnel and clear access to the stairwells must be maintained at all times. Stairwell egress doors are clearly defined by lighted exit signs and are furnished with "crash bars" to assure ease of evacuation.

To further protect personnel from smoke inhalation, all stairwells on the north wall of Building 114 are provided with roof mounted mechanical pressurization systems which operate automatically should a fire alarm actuate. It is important to note that the pressurization of stairwells can only occur if the egress doors are kept closed. No penetrations of these doors of any kind will be allowed and they must remain unlocked on the inside.

South Stairwells/Vestibules

A sophisticated automatically controlled differential air pressurization system has been installed in the south core areas to further assure safe, smoke free egress of personnel should a tenant area become involved with fire. Should a fire occur, both the stairwell and the vestibule will automatically become pressurized and the system will maintain a 0.05"wg pressure differential between the two areas. Again, it must be noted that all egress routes to the corridors, vestibules and stairwells should be kept clear at all times.

Tenant Areas

Mechanical ventilation of tenant areas has not been provided and the only means of fresh air intake is through operable sash. If a tenant requires mechanical ventilation, it shall be his responsibility to provide it. Prior to installation of any ventilation system the tenant must receive prior approval of plans and specifications from the Economic Development and Industrial Corporation of Boston.

Mechanical systems installed by previous tenants become the sole responsibility of the current tenant.

AIR CONDITIONING

Building No. 114 is not furnished with air conditioning. Tenants desiring such systems must provide same at their own expense and must receive prior approval of all plans and specifications of the system prior to installation commencement. Tenants leasing space with systems installed by previous tenants assume the sole responsibility of the system and must insure that it meets with all current governing codes if operational. The following requirements must be adhered to when considering air conditioning installation:

1) Unitary window mounted units are not allowed.
2) Water-cooled systems are not allowed.
3) Ductwork cannot be exposed on the outer face of the building. (see Doors, Windows, Louvers, Section 7 of these guidelines)
4) Air intakes and/or exhausts should be designed to avoid the use of baffles.
5) All installations must be confined to the tenants' leased premises except that condensate may be "hard-piped" to the soil pipe located in the janitors' closet at the Deep Sink. Condensate lines must not protrude from or discharge through exterior walls and/or windows.
6) Cooling towers are not permitted.

Floor mounted Dx air conditioning units are acceptable and built-up ceiling hung units may be used as long as the louvered air intakes are designed and located as defined in these guidelines.

PLUMBING

In 1983, the entire plumbing system in Sections B, C, and D was replaced. Piping, vents, clean outs, valves, etc., are accessible through various strategically located panels and doors.

Any toilet facilities, trash rooms, kitchens, etc., which may be desired by a tenant will be furnished and installed at their expense. A complete and detailed set of plans and specifications must be reviewed and approved by EDIC prior to commencing work. All permits, licenses and inspections necessary shall be obtained and paid for by the tenant.

Basic guidelines pertaining to the existing system and the areas served are as follows:

1. Tenants are held responsible for keeping the toilet rooms and janitors closets clean at all times.
2. Handicapped toilet rooms are not to be used for storage of equipment or materials of any kind.
3. Flammable materials or solutions of any kind are not to be stored in Janitor Closets or elsewhere in the building.
4. Water cooler valves shall not be wedged open. This forces continuous operation of the compressor and eventual burn out of motor.
5. There are cold water taps available at the ceiling level in south corridors for tenant use. Please note that the cold water is for process use such as humidifiers, vending machines, etc., which do not have automatic drains. The tenant must provide hot water heaters within their leased premises. Water used for process purposes must be metered and paid for by the tenant.

All alterations are the responsibility of the tenant. Maintenance and repairs other than for replacement of original system components due to normal wear are the responsibility of the tenant.

ELEVATORS

Two freight and two passenger elevators have been installed in each building section for use by our tenants. All units are provided with keyed lockouts. In addition, the passenger elevators are provided with a telecommunication system for emergency use should an equipment malfunction take place.

Basic guidelines applicable to elevator use are as follows:

1) Passenger elevators are not to be used under any circumstances for transporting freight, dollies or material handling equipment.
2) Freight elevators are to be kept clean and free of debris.
3) Freight elevators cannot be used for storage of equipment and/or materials of any kind.
4) As a courtesy to other tenants, the freight elevator gates must be securely closed to provide availability of the unit when not in use.
5) Loading Dock and adjacent interior service areas must be kept clean and free of stored materials to provide free access to all tenants within the building.
6) Elevator chain gates are susceptible to damage. Special care must be taken to keep loads within the safety lines and away from the gates.

ELECTRICAL

House Power and Lighting

A 480/277 V. riser supplies electrical service to panel per floor. On the second, fourth, and seventh floors, dry type transformers have been installed to supply 208/120V panels. This entire riser is under the sole control of EDIC, and is utilized for electrical supply to various "house" loads, such as common area lighting and receptacles, air handling equipment, various heaters, etc. This riser is not to be added to, modified, or used by any tenant for any reason.

Tenant Service

The extent to which EDIC provides tenant services is limited as follows:

a. Access to a main disconnect, either in the switchgear (located on floor 2) for floors one and two or from a bus duct switch located in the electrical room on the floor being serviced.

b. For floors 3 through 8 a 225 amp busduct switch is provided for each 17,200 sq. ft. area. The Electric Room has space for the installation of meter sockets. All other apparatus shall be located within the tenant's leased premises.

c. Limited exit lighting and additional equipment may be added to this "public" panel in accordance with guidelines set forth herein.

Tenant and House Emergency Power & Lighting

This riser, operating at 480/277V supplies emergency panels on each floor and continues up to the elevator penthouse to provide emergency power to the elevators. Its normal source is from a breaker in the switchboard in the Electrical Switchboard Room on the 2nd floor, via an automatic transfer switch. If the transfer switch should sense a loss of voltage in the normal supply, it will automatically send a "start" signal to the emergency generator and switch over to this alternate source,

all within 10 seconds. The emergency panels supply emergency lighting in all common areas including stairways, corridors, lobbies, and service areas, exit signs, air handling equipment, and, via dry type transformers, the Fire Alarm and Security Systems. This riser is under the sole control of EDIC.

Elevator

A 480/277V riser serving a distribution panel in the elevator penthouse, which in turn serves all elevators in the section as well as, via dry type transformer, penthouse lighting, receptacles, and heaters. This entire riser is under sole control of EDIC. Elevator problems will be treated as emergency. The tenant must contact EDIC personnel for action. The number to call is (617) 357-5110, which will connect the tenant to the Facility Manager's Office on the first floor of the Building in Section C.

Fire Alarm System

Existing System - The existing Fire Alarm System consists of a central command center in the first floor lobby of each section. This center monitors sprinkler waterflow by each half floor (16 zones) smoke detection in selected rooms, stairs, elevator shafts and penthouse, and pull stations at each means of egress on each floor. The center also provides voice communication to the tenant's spaces and stairs. Each building section is tied directly to the Boston Fire Department. Tenants are cautioned not to create dusty conditions (such as sweeping) in areas protected by smoke detectors, minute particles of dust will activate alarm and automatically contact the City of Boston Fire Department for response.

Security System

Existing System - The existing security system is used to secure building perimeter and common building areas during the hours of 6:30 P.M. and 6:00 A.M. daily. (These hours are subject to change). During these periods tenants will be affected in the following ways:

a. The first floor tenants must gain access to their leased premises by their exterior doors located on the south side of the building.

b. The tenants on floors 2 through 8 must use the passenger elevators for entrance and egress.

c. Exterior doors of stairwells both north and south may not be used.

d. The service areas may not be used.

e. The trash rooms may not be used.

f. Toilets on each floor may be used.

If at any time the tenant requires access to a secured area during secured times, he must give the EDIC written notification 48 hours in advance. "Off" hour deliveries and extended time for evening operations may be accommodated at the expense of tenants requesting such service.

Tenant Installations

a. First and second floors: The switchgear room located on second floor allows space for tenant metering (and current transformers) in addition to a main 225 amp disconnect located in the switchgear itself. The Tenant is responsible for all work beyond this disconnect.

b. Floor three: (subdivided areas - section C & D). Meter troughs and disconnect switches have been installed and wired in the third floor electrical room. Wiring to the foregoing will allow for a 100 amp service to the larger of the three areas, and a 60 amp service to each of the two smaller areas. Empty conduit has been provided from the disconnect switches to the respective areas. EDIC responsibility terminates at the end of the disconnect switch. It is the responsibility of the tenant to extend the empty conduit to his panel location and install the necessary wire.

c. Floors three through eight: (excluding subdivided areas (Item 2)). A common 2000 Amp Busduct serves tenants on these floors. A 225 amp busduct switch and meter socket is provided for each 17,200 sq. ft. area. Current transformers and all other equipment shall be installed in the tenant’s leased premises.

General Notes

1. Electrical service must be confined within the boundaries of the section in which the main disconnect is located.
2. Capacity of electrical service is limited to 400 amps per floor per section. (34,198 SF)
3. Main switch gear is provided with ground fault interrupters. However, EDIC is not responsible for outages that affect tenant operations. If computers or other "non-interruptible" equipment is installed, tenants are advised to install local uninterruptible power supply (UPS).
4. Bx and/or Greenfield with ground wire is to be used in all interior partitions. If exposed, all wiring must be encased in conduit.
5. Tenants are responsible for any arrangements with the local electrical service provider or utility company for the installation of meters.
6. The tenant shall be responsible for the installation of additional voice communication transmitters as required to assure that all personnel within a tenant area are continuously able to hear the instructions and alarms of the fire safety system.
7. At the termination of the lease, the Tenant shall be responsible for notifying the local electrical service provider of the disconnection of the meter.

Construction Standards

BOSTON REDEVELOPMENT AUTHORITY
BOSTON'S PLANNING & ECONOMIC DEVELOPMENT OFFICE
Thomas M. Menino, Mayor

CAPITAL CONSTRUCTION DEPARTMENT
10 DRYDOCK AVENUE, SOUTH BOSTON, MASSACHUSETTS 02210
(617) 722-4300

BOSTONIA CONDITA A.D. 1630.

STANDARD DETAIL

MARINE INDUSTRIAL PARK

DATE:	SCALE:	FN:
Sept. 1984	N. T. S.	
APPRVD: L. MAMMOLI	DRN: M. CUMMING	

DWG. NO. **SK-E1**

SHEET _ OF _

SPRINKLERS /STANDPIPES

The sprinkler system, as installed, would not usually be of concern to the tenant except where he may construct boundaries that necessitate re-piping or changes in the system. As with other services, changes must be approved by EDIC prior to work on the system. The present sprinkler systems are under warranty and the EDIC does not want work to be done in the building, which might invalidate the said warranty.

Some other considerations, the cost of which shall be borne by the tenant, are:

1. Whenever sprinkler system work is to be done which will require draining of the system, the tenant must notify EDIC 24 hours in advance of the work so that the effort may be supervised by an EDIC plumber. Labor cost for the EDIC plumber will be invoiced to the tenant. The normal working hours are 7:00 a.m. to 3:00 p.m. Outside of these hours will require payment of overtime.

2. To avoid alarming the system and prior to start of work, the contracted Fire Alarm Service Company must be notified so they may disconnect the system. Once the work is complete, the contracted Fire Alarm Service Company must complete the reconnections to the system. It is recommended that all work possible be accomplished by the tenant except for final tie-ins before the contracted company is called for final connections. The Tenant shall be responsible for the costs for disconnection/reconnections.

3. Intermediate temperature heads must be installed because the system is

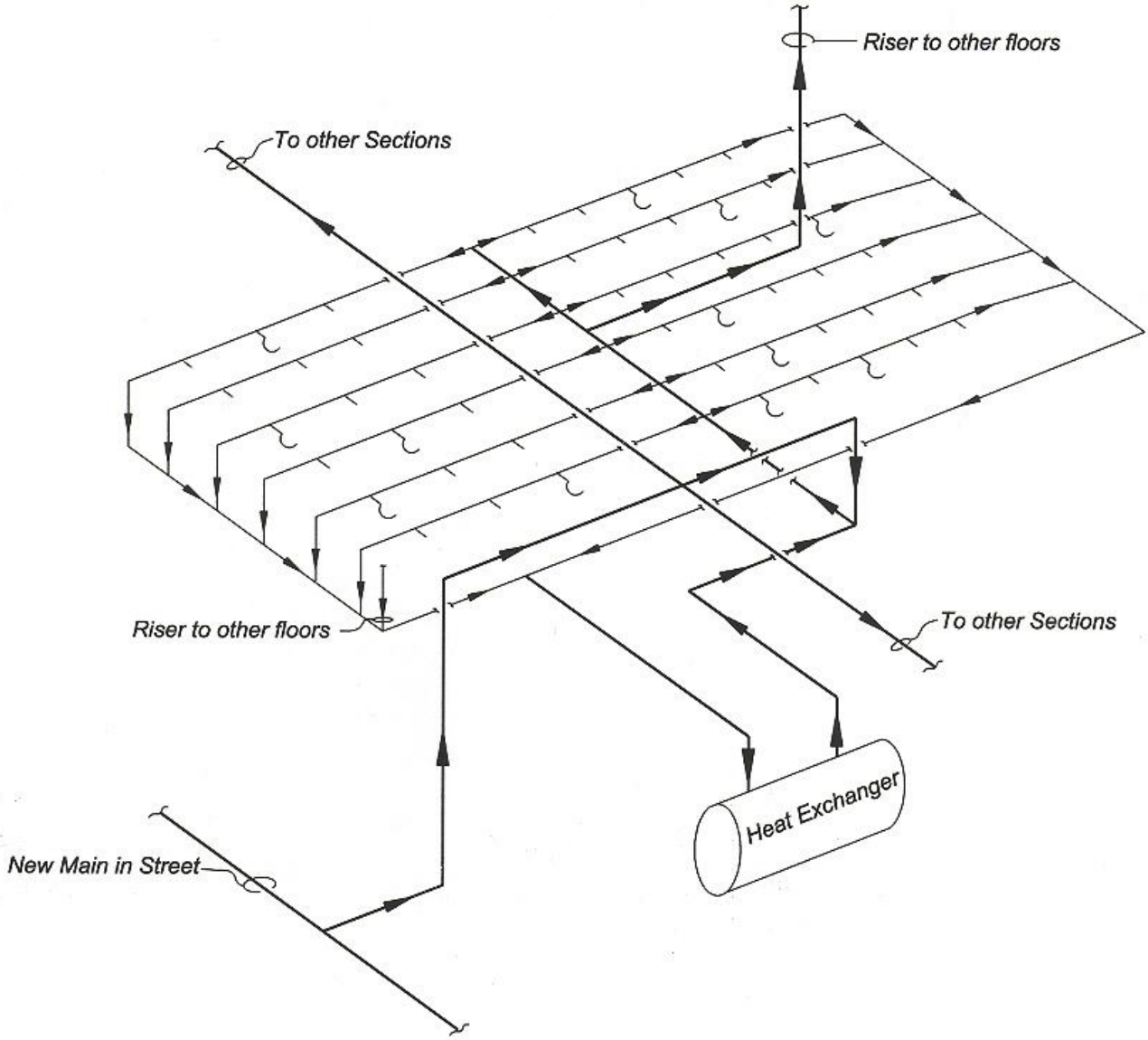
designed to receive heat through a convection system within the building. This system is not presently in use however, EDIC of Boston intends to keep the system intact should it be desirable in the future.

4. If a space constructed by the tenant results in the absence of heat and the possibility of freezing occurs, then the tenant shall provide a glycol loop in compliance with NFPA- 13.

5. Construction of partitioning and/or ceilings within tenant spaces may effect proper spacing and adequate coverage of sprinkler heads. Tenants must comply with NFPA-13 standards relative to the above work.

6. All work must be completed in accordance with the current NFPA standards and shall conform to all City of Boston Fire Department Rules and Regulations.
7. Any renovations shall include the updating of sprinkler heads to the current Massachusetts State Building Code and Boston Fire Department Rules and Regulations.

A sketch of the sprinkler system, as originally installed, is included on the following page.



TYPICAL SPRINKLER LAYOUT

Construction Standards

BOSTON REDEVELOPMENT AUTHORITY
BOSTON'S PLANNING & ECONOMIC DEVELOPMENT OFFICE
Thomas M. Menino, Mayor

CAPITAL CONSTRUCTION DEPARTMENT
10 DRYDOCK AVENUE, SOUTH BOSTON, MASSACHUSETTS 02210
(617) 722-4300

BOSTONIA CONDITA A.D. 1630

STANDARD DETAIL

MARINE INDUSTRIAL PARK

DATE: Sept. 1984 | SCALE: N. T. S. | FN:

APPRVD: L. MAMMOLI | DRN: M. CUMMING

DWG. NO. SK-FP1

SHEET _ OF _

NATURAL GAS

A six inch (6”) intermediate pressure (I. P.) natural gas main has been installed in Building Section C to provide process gas. The four inch (4") valve gas outlets and a twelve inch (12") vent stack are available for tie in by tenants on each floor.

The tenant shall be responsible for all costs incurred for installation of piping, meters, equipment, etc., as required for their particular use. All drawings and specifications of the intended work must be submitted to EDIC for approval prior to commencement.

WATER

Hot and cold water is provided for use in common area bathrooms and janitor closets. Private use of water is restricted to cold water and must be metered. A one inch (1") connection for cold water is available in the common area hallway. Any other connection will not be granted. Tenant is responsible for cost of meter and installation. Meter must be located in common area and easily accessible to maintenance personnel. Meter must be in cubic feet and conform to the latest Boston Water and Sewer Commission's requirements and specifications. Tenants may install hot water heaters on the cold water lines beyond the meter and shall locate them within the tenant's leased premises. Water connections must be made at designated locations approved by the EDIC of Boston and shall be done by a licensed plumber.

EMERGENCY POWER

Each section (and each floor) contain panels that are energized at all times. Tenants may install one 20 amp circuit breaker in this (ELP) panel for the purpose of providing power to tenant supplied emergency lighting chargers, additional exit signs, or a combination of those devices. These circuits shall be dedicated to the purpose mentioned above and shall not be interconnected with tenant electrical systems. All junction boxes must be labeled to identify that this circuit is powered by the building public panel (ELP) and not by the tenant system.

The Tenant shall use this 20 Amp breaker for the loss of normal power operation only.

FIRE ALARM

The addition of partitions or machinery to tenants areas may require additional fire alarm equipment. The tenant will be responsible for supplying and installing additional speakers, visual units, smoke detectors and pull stations in accordance with Boston Fire Department Fire Alarm Regulation #1. The extent of this work is dependent upon the amount of changes made by the tenant, and the acoustic characteristics of the leased area. Pre-recorded messages must be audible at all locations within the tenant's leased premises when all equipment is operating. Light units must be visible from all floor areas to assure safe and timely egress.

END
TENANT GUIDELINES