

Cold Dark Shell Specifications

Building Shell

- Windows and doors are to be in good working order and free from defects or damage. Landlord to provide aluminum storefront entry doors / windows as per the base building design. Landlord to provide metal door and frame on exterior of building per base building design. Any leaking or improperly working windows or doors are to be repaired or replaced at the Landlord's cost. Defects at doors include ADA compliance issues.
- The building façade materials and construction are to be weather-tight and complete. Any damaged areas are to be repaired or replaced at Landlord's cost.
- The Premises shall include an appropriate material and/or substrate for building mounted Tenant signage. Where illuminated signage is allowed and specified, Landlord shall provide a junction box with power to a dedicated timer control switch or photocell device.
- The roof, roof penetrations, flashings, and copings shall be in good condition and free of leaks or defects. Any leaks or damaged areas are to be repaired by Landlord.
- A demarcation point for internet access is to be provided to the Premises from the utility demarcation point to the Premises with pull string and weatherproof conduit and box ready for cable to be installed in Tenant's suite.
- Landlord or contractor to provide Tenant with a list of utilities (specifically confirming internet access, gas, water, electric, and trash) for the Premises for coordination of Tenant required utilities.

Walls

- All demising wall and exterior wall penetrations are to be sealed to the deck. No exposed block walls, conduit, or junction boxes.
- Demising walls to be one hour rated minimum or as required by code if greater than one hour is required. Wall assembly to be 3-5/8" minimum metal studs and 5/8" gypsum wallboard as required for rating from finished floor to underside of roof deck.

Floors

- Floors shall be level and smooth and ready to receive Tenant's finishes.
- Concrete floor shall have a vapor barrier under slab by Landlord.
- Landlord to provide a 20'-0" slab leave out at the rear of the suite for Tenant's routing of underslab plumbing.


Fire Protection

- Where applicable, Landlord is to place fire sprinkler lines for general coverage for Landlord scope of work.

Mechanical and Controls

- Landlord shall provide separate gas meter (where applicable) for Tenant's suite and provide Tenant with meter number.

Electrical

- Landlord shall provide a 120/208V - 200 amp minimum three phase electrical panel to Tenant's suite.
- Exit signage/code required interior and exterior egress lighting shall be in good working order and as required by local codes.
- Landlord shall provide separate electric meter for Tenant's suite and provide Tenant with meter number.
- Any wiring installed by Landlord shall be medical grade wiring with redundant ground wiring per National Electrical Code for healthcare section 517. 

Plumbing

- Landlord shall provide minimum 4" sanitary waste line stubbed into Tenant's suite.
- Landlord shall provide 3/4" water line stubbed into Tenant's suite.
- Code required plumbing items (i.e. backflow preventers, etc.) are to be provided by Landlord.
- Landlord shall provide separate water meter for Tenant's suite and provide Tenant with meter number.