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Cummings Properties, LLC

Construction Guidelines and Specifications

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Cummings Properties, LLC

Construction Guidelines and Specifications

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1.0 INTRODUCTION

- 1.1 The following procedures are a firm guideline for construction work completed by others within buildings managed by Cummings Properties, LLC (hereinafter referred to as CPL) in accordance with all applicable provisions of the lease. The word LESSEE as hereinafter used shall refer either to the actual tenant firm within any CPL building or said tenant's employees, contractors or agents as applicable.
- 1.2 Adherence to these construction regulations will aid in future maintenance and modifications and will very likely result in savings to both CPL and LESSEE. More than just minimum standards, these specifications must be followed to the letter, although other materials or techniques may occasionally be allowed after due consideration and specific written approval in advance from CPL. Nothing contained herein, however, shall be construed as contradicting any applicable codes or ordinances, but instead are supplemental requirements. These requirements may also include other reasonable requirements that LESSOR may have.
- 1.3 Certain types of improvements shall be done only by CPL personnel or by others only with prior written approval. Those projects include, but are not limited to, the following:
 - A. Modification of structural supports of any type.
 - B. Cutting into, or affixing anything onto, or above, the roof of any building.
 - C. Construction of openings in exterior walls, or in interior masonry walls.
 - D. Modification of heating or air conditioning equipment.
 - E. Modification of plumbing and electrical services.
 - F. Exterior excavation or grounds work.
 - G. Fire alarm shutdowns or connections to building zone panels.
 - H. Sprinkler system drainage or flow tests.
 - I. Installation of signage.

This work may require supply of specific materials by the LESSEE for installation by CPL.

- 1.4 LESSEE may propose construction or alteration (referred to hereafter as the Work), where existing leasehold improvements are replaced with construction (removals or additions) which is specific to LESSEE's requirements. All proposed construction must be approved in writing by LESSOR before any modifications are begun and all salvageable material removed must be returned to CPL. When multiple items are to be returned, they should be delivered on pallets. Items (such as doors) should have hardware stripped and individually packaged. Removed materials and/or equipment may not be used as a credit or trade-off. An upfront, non-refundable charge (restoration fee) will be assessed to LESSEE when the proposed construction or alterations lessen the overall scope, configuration, or value of finished space or in any way deviates from CPL's building standards or may require maintenance in the future.
- 1.5 Some buildings contain construction methods or materials that do not conform to this handbook. Ongoing construction updates will eliminate many of these inconsistencies. Any new construction done in these areas shall conform to the latest standards set forth in these guidelines.
 - All existing and proposed construction to be field verified by LESSEE/contractor.
 - Any existing nonstandard construction that differs from current CPL Construction Specifications is to be reported to CPL by LESSEE/contractor.
 - Continuation of non-compliant construction requires CPL's prior written approval by CPL.
- 1.6 LESSEE is solely responsible for all replacement, repair, and maintenance of non "building standard" leasehold improvements. Non "building standard" leasehold improvements as referred to in the Section of the lease entitled "Maintenance" shall include any specialized equipment or construction, including finishes, architectural, structural, electrical, mechanical, or plumbing modifications, or any increase in the capacity of any electrical, mechanical or plumbing equipment, that varies from CPL's building standard or that is necessitated by some specific aspect of LESSEE's use of the leased premises, whether installed by LESSEE, LESSOR, a prior occupant, or others. Specific examples shall include, but not be limited to, antennas, specialized HVAC of all types, low ambient kits, exhaust fans, fume hoods, refrigeration equipment, compressors, generators, ceiling fans, slop sinks, acid neutralization tanks and associated plumbing, dishwashers, floor drains, laboratory equipment and fixtures, and window treatments.

2.0 CONSTRUCTION PROCEDURE OUTLINE

The following outline summarizes the major steps in the construction review process. This process assumes that LESSEE will perform construction on CPL-leased space with LESSEE's contractors. Please refer to the relevant section of the Construction Guidelines for complete requirements.

Before construction begins:

1. Return executed Additional Work Authorization to CPL for review.
2. Receive and review up-to-date CPL Construction Guidelines and Specifications.
3. Submit preliminary plans to CPL for preliminary approval.
4. Submit working drawings to CPL (after the preliminary plans have been approved) for written final approval of scope of work.
5. Submit copies of application(s) and building permit(s) to CPL.
6. Submit schedule of work to CPL.
7. Submit evidence of required insurance coverage to CPL for approval or confirm LESSEE has approved insurance coverage of record with CPL.
8. Submit performance bond and/or executed full lien waivers (if required) to CPL.
9. If scope of work requires repeated and/or future roof access for construction and/or maintenance purposes, execute a Roof Access Agreement with CPL.
10. Schedule work to be performed by CPL or its affiliates (roofing, sprinkler work, etc.).

When the above steps have been satisfactorily completed, CPL will issue a written approval to begin work.

During construction:

1. Return salvaged, removed material in good condition, to CPL.
2. Submit architect's field reports (if an architect is supervising project) to CPL.
3. Meet with CPL field review staff regularly to confirm project is adhering to approved scope of work.
4. Obtain prior written approval from CPL for any variations from approved plans and specifications.

Within 10 days after completion of construction:

1. Submit copies of signed-off building permit(s) and occupancy permit to CPL.
2. Submit dimensioned, as-built drawings to CPL.
3. Submit specifications and warranties for installed leasehold equipment to CPL.

3.0 SAFETY AND INSURANCE

- 3.1 LESSEE shall (1) conduct the Work in a safe and workerlike manner and shall initiate and maintain safety precautions and programs; (2) comply with all federal, state, and local laws, ordinances, codes, bylaws, and regulations in the performance of the Work; (3) contact Digsafe as required if approved projects involve sitework and/or excavation; (4) in conditions of sprinkler impairment attach RSVP red tags to the impaired system and follow CPL standard impaired system procedure; and (5) otherwise conform to generally accepted construction industry safety standards.
- 3.2 LESSEE shall be solely responsible as between CPL and LESSEE and LESSEE's employees, agents, affiliates, callers, contractors, visitors, and invitees ("LESSEE parties") for death and personal injuries to all persons and/or property damage, including damage by fire or casualty, arising out of the Work, except for death, personal injuries, and/or property damage directly resulting from the sole negligence of CPL. LESSEE agrees to indemnify and hold harmless CPL and the building owner(s) from any and all liability, including but not limited to costs, expenses, damages, causes of action, claims, judgments, and attorneys' fees caused by or in any way arising out of any of the aforesaid matters. The terms of this section shall survive completion and acceptance of the Work.
- 3.3 Prior to the commencement of Work, LESSEE shall deliver to CPL a commercial general liability policy insuring LESSEE, CPL, and building owner(s) against all claims for personal injuries (including death) and/or

property damage arising out of the Work and/or the use, control, condition, or occupancy of the premises, including any common areas, by LESSEE parties, including damage by fire or casualty, such policy to insure LESSEE, CPL, and building owner(s) against any claim up to \$1,000,000 for each occurrence involving personal injuries (including death), and \$1,000,000 for each occurrence involving property damage. This insurance shall be primary to and not contributory with any insurance carried by CPL, whose insurance shall be excess. CPL and building owner(s) shall be included in each such policy as additional insureds using ISO form CG 20 26 11 85, ISO form CG 20 11 01 96 (without exclusions), ISO form CG 20 11 04 13 (without exclusions), or some other form approved in writing in advance by CPL, and each such policy shall be issued by a company or companies satisfactory to CPL.

- 3.4 LESSEE shall execute a Roof Access Agreement if scope of work requires repeated and/or future roof access for construction and/or maintenance purposes.

4.0 CONSTRUCTION DOCUMENTS AND PERMITS

- 4.1 CPL shall review and approve the conceptual nature of contemplated work along with general design parameters prior to LESSEE proceeding with the full scope of documentation. Any LESSEE proceeding with work prior to CPL review will be proceeding at their own risk.
- 4.2 Any documents CPL may provide as base drawings for LESSEE's use are schematic only and must be verified in field to insure accurate configurations.
- 4.3 LESSEE shall provide CPL with three sets of drawings and any other written material necessary to describe the full extent of the Work to be done so that CPL's review and approval can be given without unreasonable delay. The scope of such submission shall include, but not be limited to, scaled architectural, reflected ceiling, electrical, HVAC, sprinkler, mechanical and plumbing drawings with appropriately detailed information to describe the full extent of the work contemplated. Product specifications or manufacturers' cuts shall be provided for any proposed material or equipment not defined in the accompanying standard material specifications. This preliminary scope and configuration review shall precede any required submission to local, state or federal authorities for their review and subsequent permit issuance, and shall in no way supplant or supersede these reviews.
- 4.4 LESSEE will be responsible for submitting a copy of proposed construction to LESSOR's insurance provider for loss prevention and control review.
- 4.5 A copy of the full scope of all permit application submissions shall be provided to CPL along with a copy of final permit sign-offs, inspections, and/or certificates of occupancy by issuing authorities. This package to include permits for building, plumbing, electrical (including telephone and computer wiring), etc.
- 4.6 Performance bonds or drawings stamped by a registered professional engineer or architect may be required at the sole discretion of CPL.
- 4.7 Meanings of technical or trade language used shall be determined in accordance with common definitions consistently recognized in the construction industry.
- 4.8 Prior to the commencement of the Work, LESSEE shall verify all of the details of the Work to be performed with CPL, including the accuracy of all working drawings and specifications. Where LESSEE has proposed to use a material of a different kind than that provided in these specifications, LESSEE shall obtain a written verification from CPL that such substitution is acceptable.
- 4.9 The LESSEE, through its contractor, shall be responsible for preparing and submitting **a set of as-built drawings**, incorporating any approved field changes which may have been made during the course of construction. Submission shall be made via a set of reproducible prints and AutoCAD 2006 files on disk of all construction drawings.
- 4.10 All guarantees and warranties relating to any materials or equipment installed shall be assigned to CPL by LESSEE or subcontractor as the case may be, as and when received. Copies of these documents shall be delivered to CPL upon completion of the Work.

5.0 CONSTRUCTION PROCESS

- 5.1 LESSEE shall, at the commencement of the Work, submit a complete schedule of Work for approval by CPL. Such schedule shall be comprehensive in nature and shall encompass all aspects of labor, material and

- equipment to be utilized within the scope of the Work. LESSEE shall thereafter maintain on the site a complete set of Construction Documents progressively filed and updated to reflect the latest changes.
- 5.2 LESSEE shall have the responsibility for workmanlike supervision and coordination of means, methods and techniques involved in the performance of the Work, both on and off site.
- 5.3 LESSEE shall pay all ancillary costs incurred in performance of the Work including, but not limited to, utility costs, temporary structures, temporary lighting, temporary heating, restrooms, snow removal, permits and associated inspections, governmental fees and licenses as required for the Work.
- 5.4 If LESSEE damages any portion of the building during performance of the Work, LESSEE, at LESSEE's sole expense, shall immediately repair such damage.
- 5.5 LESSEE shall be responsible for any costs incurred by CPL as a result of the Work, including a standard rate for construction document review and normal inspection visits.
- 5.6 The Work will typically be allowed to proceed during normal working hours only (Monday - Friday 7 AM - 5 PM; Saturday 7 AM to noon), however, after-hours scheduling may be necessary under some circumstances to avoid disrupting neighboring tenants. Any work performed outside normal working hours shall be reviewed and approved in advance by CPL.
- 5.7 LESSEE shall conduct work so as to minimize disturbances to adjacent tenants or building common area, including those caused by dust, debris, noise, odor or physical obstruction. Such work may be required to be done outside of normal working hours as noted above. LESSEE shall immediately cease any work and correct any conditions objected to by tenants or CPL personnel. Common hallways must be clean and passable at all times.
- 5.8 LESSEE will be responsible for daily maintenance in common hallways, exterior areas, elevators and elevator vestibules used by LESSEE construction crews. Dusty or dirty carpets shall be cleaned, wall paint touched up, ceiling panels reinstalled and damage repaired each day. If, within 24 hours of notification by CPL that maintenance is required, LESSEE does not repair said damages, CPL will repair and charge LESSEE for the costs incurred.
- 5.9 In multi-story buildings LESSEE will restrict construction personnel to the freight elevator, if one exists. The elevator must remain available for use by other tenants at all times. If a freight elevator is not available in the building, LESSEE must protect the doors, threshold, floors and interior finishes from damage.
- 5.10 Demolition debris shall be removed from the site by LESSEE contractor or placed in a dumpster provided by LESSEE or LESSEE contractor (dumpster provider shall be the same as assigned to the building as a whole and shall be placed at a location approved by CPL). No debris should be disposed of in a CPL building or in CPL construction dumpsters. Hours of debris removal may be restricted at the option of CPL.
- 5.11 Asbestos Awareness: Certain building materials used in the construction industry prior to 1980 contained asbestos. Some of those materials, which may exist in a few tenant spaces, as well as in many residential homes, include vinyl asbestos floor tile and limited amounts of asbestos thermal pipe insulation. The vast majority of tile and pipe insulation in our buildings is asbestos free. The presence of non friable (e.g. not broken or flaky) asbestos poses no health or safety risk. Similar to many other commercial landlords, CPL is currently chronicling where these materials may exist for long-term maintenance or eventual removal. This advisory is simply to increase awareness of the potential existence of such materials and advise tenants that any construction work done in LESSEE spaces must take the potential presence of this material into account. If you have any questions regarding asbestos, please refer them to your property manager.
- 5.12 LESSEE to comply with local fire regulations for any "hot work" to be done in facility. LESSEE to provide CPL with a copy of written correspondence that they have contacted fire department, discussed their plans and precautions about the "hot work" and that the local fire department is satisfied with client's plans.
- 5.13 In order to comply with CPL insurance requirements, all sprinklers that are deactivated for LESSEE's work shall be reactivated that same day by 3:00 PM.

6.0 INSPECTION OF THE WORK

- 6.1 The Work, including any part thereof, is subject to inspection by CPL. An inspection should be arranged by LESSEE before final completion, and/or at other earlier times during construction to insure compliance with CPL requirements. Again, these inspections do not replace those required by permit issuing authorities, but are

intended to maintain the consistency of standard CPL construction. Where a request by CPL for inspection requires the damaging or destruction of a completed portion of the Work and such portion is found to be in conformance with the Construction Documents, the cost of repairing such damage or destruction shall be borne by CPL.

- 6.2 LESSEE shall promptly correct any portion of the Work found not to be in conformance with the Construction Documents or found to be a safety hazard at its sole expense.
- 6.3 If within a reasonable time after CPL requests LESSEE to correct any non-conforming portion of the Work and LESSEE fails or neglects to make such correction, CPL may, but is not required to, correct such non-conforming portion and all expenses incurred as a result thereof shall be borne by LESSEE.

7.0 COMPLETION OF THE WORK

- 7.1 Final completion of the Work shall mean the performance of all of the work required, including the satisfactory operation of all equipment; the correction of all unacceptable or incomplete portions to the satisfaction of CPL; the settlement of all claims; securing the release of all mechanics liens or liens of a like nature; the issuance of a Certificate of Occupancy or similar acceptance by an appropriate government authority; the removal of all surplus material, equipment and rubbish; the delivery of as-built drawings; and the return to CPL shop of all salvaged standard construction items such as doors, frames, equipment, etc. Although CPL may not be a party to contracts covered under these specifications, the lease on the premises outlines a role in these efforts that can be best served for all concerned if payment by LESSEE to subcontractors is withheld until final approval of the Work by CPL.
- 7.2 In the event the Work is prematurely terminated by LESSEE for any reason, CPL may (1) enter upon the Site and for the purpose of completing the Work take possession of all related materials, tools and equipment on the Site, and/or (2) employ any other person or persons necessary to complete the Work with all expenses incurred borne by LESSEE.

8.0 STANDARD CONSTRUCTION TYPES

- 8.1 The following specifications outline the standard materials and level of finish required in the two CPL standard construction types. Any variations from these standards require prior written approval. The material specifications for the components are described in the attached outline specifications.

A. Warehouse/Manufacturing Space

1. Floor - painted concrete
2. Walls - painted concrete block or drywall
3. Ceiling - exposed structure (unpainted)
4. Lighting - 8' fluorescent strip fixtures (continuous runs @ 10' on center), energy efficient
5. Utilities -
 - a. Fully sprinklered
 - b. Gas unit heaters or roof top units w/concentric ductwork
 - c. Optional air conditioning

B. Finished Space

1. Floor - carpet
2. Walls -
 - a. Demising – 3-5/8" metal stud framing to underside of structure--painted ½" drywall with 2 ½" vinyl base
 - b. Typical interior partition – 3-5/8" steel stud framing to 8' height—painted ½" drywall with 2-½" vinyl base.
 - c. Doors - pre-finished hollow metal with hollow metal knockdown frames, passage hardware
3. Ceiling-suspended acoustical tile at 7'-10"± minimum
4. Lighting - 2 x 4 lay-in fluorescent fixtures, energy efficient
5. Utilities
 - a. Fully sprinklered
 - b. Full heat and air-conditioning
 - c. Convenience electrical outlets in partitions

9.0 CPL SPECIFIC CONSTRUCTION POLICIES

The following policies shall be adhered to in conjunction with CPL standard materials. These represent standard operating procedures in CPL buildings and are not meant to be complete.

9.1 General

- A. Equipment manufacturer and configuration for each building to be as specified in Section 10: Material Specifications.
- B. All materials used to attach and/or support any equipment, utilities, or other fixtures that are exposed to the weather shall be of corrosion resistant construction. Equipment visible from street level is to be painted a dark bronze color (or other building standard color approved by CPL).
- C. Routing of any mechanical, plumbing, or electrical lines on the exterior of the building is prohibited.

9.2 Sitework

- A. The following precautions should be taken with all excavation:
 - Please provide Dig-Safe number and approved start date.
 - Please confirm whether asphalt will be disturbed during construction.
 - Excavated soil must be contained and prevented from washing across paved areas.
 - Precautions must be taken to insure that building footings adjacent to excavation are not undermined.
 - Contractor to provide daily confirmation and details on protection of any excavated area that may be left open and unattended overnight.
 - Exterior sitework modifications to be returned to pre-existing conditions at LESSEE expense. Any re-landscaping to include regrading, replacement of plant material and installation of bark mulch.
- B. Catch basin, manhole and handhole covers will be of heavy-duty construction and shall be mounted flush with the existing adjacent asphalt or concrete parking or sidewalk surface.
- C. All trenches in parking areas are to be saw cut or "wheel" cut (not jackhammered). Backfill and patch as follows: After placement of conduits (including at least one 4" PVC spare supplied by CPL if requested) in a sand bed, the conduits should be covered with 3" of additional sand. Following the initial sand backfill the remainder of the trench shall be backfilled with A.) concrete slurry to underside of base asphalt course or B.) clean gravel (with no stones over 2" diameter) mechanically compacted to base level of asphalt course. Distance to top of conduit shall be at least 18" below finish grade. Utility caution tape to be buried above pipe. Asphalt base course to be 1-1/2" thick, followed by a 1" thick finish course with a 3/8" high crown. Review specific details of all trench work with CPL before proceeding.
- D. Infrared all patches over trenched areas in asphalt.
- E. All CPL approved parking lot lines shall be 4" wide and 8'-0" long, starting 8'-0" from curb, painted yellow.
- F. Bollards to be concrete filled, 48" high, 4" diameter galvanized schedule 40 steel pipe embedded a minimum of 24" below grade in a concrete footing 16" in diameter. Typical to protect exterior gas meters and other similar equipment. Concrete to be rounded out at top to shed water.
- G. Chain link fence specifications are as follows: the height shall be 6'-0" above grade (8'-0" above grade only around an exterior storage facility); the fabric shall be No. 9 Ga. steel, hot-dip galvanized; the posts shall be 2" OD A.S.A. schedule 40 round steel, hot-dip galvanized; the bottom and top rails shall be 1-5/8" OD round steel, hot-dip galvanized; post spacing shall be 10' maximum, equally spaced; footings shall be 32" minimum depth, concrete; privacy slats shall be aluminum or plastic (color determined on a case by case basis by CPL); corner post braces shall be either diagonal or horizontal; and all materials and fasteners shall be non-corrosive galvanized or stainless steel or aluminum. A vinyl coating on mesh and posts, in addition to above privacy slats may be required at highly visible locations at CPL option.

9.3 Architectural

- A. LESSEE construction should follow these design standards:
- Adjacent partitions should align.
 - Diagonal and curved partitions are discouraged.
 - Partitions will align with and engage nearby structural columns and shafts.
 - Doors to adjacent offices will be paired together against the shared partition.
 - Minimum hallway widths:
 - Hallways less than 15' long -- 45" wide
 - Hallways less than 60' long -- 60" or more
 - Hallways over 60' long -- 72"
 - Rooms will be a 10' x 10' minimum size.
 - Walk-in size closets to include lighting and sprinklers
- B. The alteration of existing warehouse/manufacturing areas into finished space shall be a complete process. All elements shall be included, e.g., exposed interior block walls shall be finished with painted drywall before installation of suspended acoustical tile ceiling.
- C. In office areas constructed in warehouse buildings, suspended ceiling grid shall be hung from appropriately sized and braced joists to provide for future occupied mezzanine construction. Include rim joist at perimeter of framing. Partition walls shall be framed with suitable structural members to accommodate a mezzanine (i.e. bearing walls or beams and columns) at CPL's option.
- D. Wood blocking should be installed around all interior door and window framing, at restroom wet walls, fixtures, accessories, and at all counter and cabinet locations prior to drywall installation. All wood in contact with concrete slabs or foundations (with no vapor barrier) shall be pressure treated.
- E. All partitions shall extend approximately 2" above ceiling (unless greater extended heights are required for fire or acoustic separation or bracing, and approved in advance).
- F. Portions of drywall partitions (soffits) extending down between two adjacent existing ceilings (differing in height or alignment) shall extend no more than 4" below the lowest ceiling level.
- G. Drywall partitions constructed at exterior window walls should line up with, and intersect, window mullions and under no circumstances should walls butt directly into window glass. Exact wall/mullion junction detail per approved CPL method.
- H. The interior faces of exterior walls requiring drywall covering shall be insulated with 3-1/2" fiberglass batt or 2" rigid polystyrene insulation over vertical strapping with horizontal Z channels (R-value = 11). All insulation shall be covered typically to the height of the drywall. Foam insulation to be fully covered with drywall.
- I. Primer and sizing to be applied to drywall partitions before application of any wallcovering. Wallcovering only to be installed with specific approval of CPL.
- J. MR board shall be used in wet areas (or cementitious board as a tile substrate in showers or extremely wet areas).
- K. Bathroom walls shall typically be framed with 3 5/8" metal studs and one layer of drywall with acoustical batt for sound attenuation. One side of wall shall have one layer of drywall extend to deck (around full perimeter of each room) for privacy purposes.
- L. Backfilled floor areas shall be fully mechanically compacted. 1/2" dowels, 12" long, projecting 6" shall be placed at max. 24" intervals along the edges of existing concrete slabs before final concrete placement.
- M. Exposed pipes, ducts or other equipment shall be painted the color of the adjacent wall or ceiling.

- N. No floor surface height changes (platforms, ramps, etc.) shall be effected without prior approval. All floor level changes (other than stairs) are required to be finished with an approved contrasting color from the surrounding floor finish to call attention to the elevation change and minimize the possibility of a trip hazard.
- O. All door frame construction shall be knock down type. Welded steel door frames are not allowed. Exterior doors to have a minimum 10" x 10" glass light.
- P. Doors on multiple stall restrooms shall be equipped with a spring hinge door closer.

9.4 Roof (see curb details, available upon request)

- A. All equipment mounted on (or penetrating through) roofs shall be required to be installed on (or through) insulated, metal curbs or cone flashing. **(Use of sleepers or unadhered construction is specifically not allowed)**. Any joints between metal surfaces are to be folded and welded or soldered continuously. All curbs, curb caps and flashing cones, shall be galvanized steel, aluminum or copper (over a wood or metal structure if required) and a minimum of 10" high. Curb caps must overlap side of curb by a minimum 2". All curbs to be supplied by LESSEE and installed by CPL. Roof pavers shall be installed to access all rooftop equipment. Review configuration required with CPL. Installation of roof equipment may require prior structural engineer's certification or design modification prior to installation.
- B. Openings through roof curbs must be cut at the highest possible point of curb sidewall to lessen the danger of water seepage as a result of ice dams on the roof or windblown rain. In addition, each opening must be carefully "Duxsealed."
- D. Guywires, ductwork, piping, and/or electrical cabling shall not run above the surface of the roof between equipment unless specifically approved by CPL. All such penetrations shall be made through sidewall of curb.
- E. Equipment shall be positioned at a minimum of 10' from roof edges and located to minimize visibility from skylights as well.
- F. Satellite dishes or antennas are approved on a case by case basis after submission of proposals complying with CPL Satellite Dish and/or Antenna Installation Standards. All satellite dishes or antennas must be directly attached to the building structure. So-called "non-penetrating roof mounts" of any type may not be used.

9.5 Plumbing

- A. No gas work or connection into underground drain lines shall be completed at any time except under the direct review of a CPL licensed plumber. No elevated pressure gas lines are allowed.
- B. When an additional water supply is required by LESSEE, it will be provided by a direct tap into the water main within the unit. Under no circumstances shall such added water lines be carried through block walls from adjacent units. Whenever a tap is made on the main line, it will be mandatory that a quick acting ball valve shutoff be installed in the main at the same time. All such additional water service requirements shall be at LESSEE expense. A suitable means of remote metering, in cubic feet, shall be installed so that the LESSEE will bear the expense of such usage.
- C. When process filtration systems are installed (i.e. water coolers, coffee stations, R.O.D.I. systems, etc.), a full-size approved valve must be installed at the connection to the building's water supply. All other connections shall be soldered or threaded. Per CPL standards, swaged fittings and "saddle taps" are *not* allowed, due to a greater likelihood for failure. Piping should be copper or shall comply with 248 CMR Mass. Regulations. CPL also strongly recommends the use of an automatic shut off leak detection system with an automatic shut-off valve. Client to forward project proposal to CPL for review and approval, prior to installation
- D. Backflow devices shall be installed on all equipment and in all facilities where required.

- E. All valves shall be labeled or tagged.
- F. All points of water supply in a multi-story building will be protected by a drain serving that fixture.
- G. All effluents from tenant processes, including de-ionized water and/or chemicals used by tenants must be properly stored, handled and/or disposed of in a manner consistent with all applicable local, state and federal guidelines. Provide appropriately sized water containment berms, appropriate flooring and spill alarm system around specialized water systems. Provide floor drains if effluent doesn't require treatment before discharge.
- H. In no case shall special hazardous wastes discharge into the plumbing system without being thoroughly diluted, neutralized, or treated by passing through a properly constructed and acceptable diluting or neutralizing device.
- I. The following fixtures and equipment are not allowed: instant hot water heaters (due to large electrical draw and leakage potential); sewage ejectors.
- J. A clean out shall be installed at all major changes in directions in underground piping.
- K. Carrier fittings for water closets shall be secured to both the floor and stud walls.
- L. Floor drains shall be set into a minimum 36" square recessed sloped area, 1-1/2" below adjacent floor level.
- M. Water loops subject to freezing shall be made freeze proof to 20° below zero by the use of propylene glycol or other non-toxic antifreeze solution to be checked annually by LESSEE.
- N. All mechanical piping to run above ceilings at highest practical elevation. Piping drops (for gases, water, etc.) must be grouped where practical and run vertically inside drywall partitions (or designated chases) to point of use.

9.6 Mechanical

- A. Rooftop compressors, whether equipped with crankcase heaters or not, shall have a separate "compressor switch" mounted to provide a positive shutoff to prevent winter operations. (Winter compressor operation can result in serious compressor damage).
- B. Penetrations of any kind in exterior walls, including through-wall exhausts, are not permitted.
- C. Exhaust fans shall be of upblast configuration only. Rain caps are not permitted. Upblast stack must extend at least 7' above roof surface and shall be at least 25' away from any air intake equipment. Engineering design certification may be required for specialized exhaust systems. All chemical exhaust fan systems to have an audible air-flow alarm within facility. Alarm to signal loss of air-flow.
- D. All mechanical equipment exhaust systems shall be labeled as to function and suite number/address of unit served.
- E. Kitchen exhausts shall have proper grease-collecting reservoirs on roof mounted fans. CPL may also require a "sand bed" around the fan to collect any grease.
- F. Mechanical equipment shall be installed with proper vibration isolation.
- G. Ductwork insulated with fiberglass or other insulation *inside* of ductwork or supply and return boxes is prohibited.
- H. No equipment shall be installed in the landscaping or parking area adjacent to the leased premises.
- I. Non-corrosive duct (aluminum/stainless steel) to be used for the first six linear feet after any humidifier wand installation.

- J. HVAC for single story buildings to be packaged rooftop systems.
- K. All HVAC units shall include a heating section (gas-fired if a roof top unit).

9.7 Electrical, Communications, Data, and Other Wiring

- A. Primary electrical services shall be located on exterior or demising walls. For all electrical service consolidations, leave slack in wires for future re-split of services.
- B. Aluminum wire *is* allowed only from the weatherhead to the line side of the meter. Thereafter, only copper wire shall be used (except on long runs of over 100 amps, with special permission from the CPL construction manager). Aluminum SER cable with proper hydraulic compression connectors is permitted. Aluminum wire shall *never* be used between the roof disconnect switch and any air conditioner under any circumstances.
- C. All underground conduits shall be of sufficient size when installed to accommodate a subsequent change in use to at least the next larger size service. For new service installations a spare conduit (size TBD) shall be run for potential future use.
- D. Weatherheads shall be cast aluminum or galvanized steel for all services of 400 amps or smaller. Trough type steel boxes may be used on 600 amp or larger services if they are properly waterproofed and finished with enamel.
- E. All new service conduits shall run *inside* the building until they reach weatherhead height.
- F. All services, feeders and branch circuits shall have full size neutrals and not be derated.
- G. No wiring shall include common neutrals.
- H. Electrical distribution panels shall be clearly marked to show the function of each circuit breaker therein.
- I. "GE" brand shall be the CPL standard for all electrical equipment. Substitutions will be allowed only when all replacement parts are completely interchangeable with "GE" equipment.
- J. Wiring for convenience outlets in office walls or partitions shall run vertically within the stud cavity. This facilitates future alterations (such as the addition of a door or window) without involving movement of wires. This provision shall apply for all wiring (e.g. antenna, computer lines, etc.) in new or existing situations. No surface mounted wiring will be permitted in finished areas.
- K. All switch legs for lighting shall be wired in appropriate junction box above ceiling. Only switch leg wiring will extend to wall switch box.
- L. Large open area lighting shall be controlled by panel circuit breakers or lighting contactors. Lighting in finished office areas shall be controlled by appropriately placed wall switches. At least one light fixture in an open warehouse area shall be switch controlled.
- M. Electrical device color will be as set forth in finish schedule.
- N. Surface mounted wiring in warehouse construction shall be run in rigid conduit at roof level, dropping vertically only at receptacle location. This includes power drops to hanging equipment.
- O. All cabling from phone rooms, patch panels, antennas, etc. shall be run in common areas and not through tenant spaces. If, at CPL's sole discretion, cabling is allowed to go through a tenant space, it shall be run in conduit and properly labeled. Path, size, and material to be approved in advance by CPL. Sizing will be sufficient to allow for future cabling installations. At least one spare conduit shall be installed. Pull boxes shall be installed at intervals to be approved in advance by CPL. Use of existing conduits and risers may be allowed only with prior approval and at additional expense.

- P. Telephone systems, security systems and misc. service equipment shall be located in specifically designated utility rooms and not in finished office areas. All installations must be reviewed and approved by CPL. The installation of any electrical outlets required by the equipment shall be the responsibility of the LESSEE. Appropriate provisions should be made for plenum rated wiring where required.
- Q. All electrical generators shall be natural gas-fired (diesel generators are not acceptable), shall be roof mounted with appropriate structural/curbing as required, and shall have sound attenuation enclosures, critical silencer mufflers, and vibration isolators. LESSEE shall (i) have a service contract with a qualified generator service company and maintain said generator in good operating condition, (ii) be solely responsible for all maintenance, repairs, testing, and inspections of said generator in accordance with the manufacturer's recommendations, including "exercise" routines, (iii) provide additional capacity for building-related emergency systems if required by LESSOR during LESSOR's review and approval process, (iv) throughout the term of the lease, within 30 days following LESSOR's request, and on or before the termination date of the lease and/or LESSEE's earlier relocation to other premises owned or managed by LESSOR, provide LESSOR with written evidence from a qualified third party of LESSEE's compliance with the foregoing maintenance, repair, testing, and inspection obligations, and (v) within 30 days prior to the termination date of the lease and/or LESSEE's earlier relocation to other premises owned or managed by LESSOR have (a) a generator load test, (b) a general maintenance evaluation, and (c) a condition assessment of the generator, remote controls, and transfer switch performed by a qualified third party and promptly deliver the written results thereof to LESSOR. Time is of the essence.

9.8 Fire Alarm and Detection

- A. Fire alarm strobe/horns shall include electrical signal amplification as required to insure sufficient horn volume.
- All restrooms shall be equipped with an emergency strobe light mounted on the main wall and positioned in the center of the room.
 - All break rooms shall be equipped with at least one heat detector (per most municipal regulations).
 - For laboratory and other potentially hazardous buildouts, install exterior mounted horn/strobe alarm on roof wired to building main alarm zone in order to warn any maintenance personnel of an interior alarm condition.
- B. Construction projects connecting to existing building fire alarm zone panel systems shall provide additional zone cards, enclosures or other components (if required) to compensate for any zones used. If no municipal connection exists at the building, LESSEE shall share the cost of the connection.

10.0 MATERIAL SPECIFICATIONS

The attached listing describes in summary the most common materials used by CPL. These materials have proven to be of maximum value based on initial cost, maintenance and long-term durability. All construction in CPL buildings will use these standard materials or approved equivalents. Items and procedures not called out will be specified upon request.

It is LESSEE's responsibility to confirm actual material compatibility with existing finishes prior to installation. CPL reserves the right to substitute materials or change specifications without notice. CPL assumes no responsibility for the use any of the materials specified herein.

CPL Standard Material Specifications

CPL has several finish schedules which apply to the various properties as follows:

Schedule 1: Both brown and gray finish standards are used at the following properties. Major construction is generally required to be gray finish. Small renovations should match the prevailing existing finish.

Cummings Park	New Boston St.
West Cummings Park	Roessler Rd.
444 Washington Street	1, 2, 3, 4, 6, 10, & 14 Gill St.
Tower Office Park	30 Sixth Road
Olympia Ave.	101 Cambridge St.
Henshaw St./Merrill St.	10 Commerce Way

Only the gray standards from Schedule 1 are allowed at the following properties:

38 Montvale Ave.	Concord Street
41 Montvale Ave.	Fordham Road
200 Boston Ave.	Cabot Road
299 Washington St.	78 Olympia Ave.
12 Gill Street	34 Commerce Way
142 North Road	

Schedule 2 196 Boston Ave.
This property follows the gray standards from Schedule 1 except as noted in Schedule 2.

Schedule 3 92 Montvale Ave.
This property follows the gray standards from Schedule 1 except as noted in Schedule 3.

Schedule 4 18 Commerce Way
This property follows the gray standards from Schedule 1 except as noted in Schedule 4.

Schedule 5 30-40 and 50-60 Audubon Road in Wakefield, MA.
This property follows the gray standards from Schedule 1 except as noted in Schedule 5.

Schedule 6 100, 600, 800 & 950 Cummings Center in Beverly, MA.
(Expanded Version)

Schedule 7 900 Cummings Center in Beverly, MA
(Expanded Version)

Schedule 8 200, 500 Cummings Center in Beverly, MA
(Expanded Version)

Schedule 9 12 Gill Street

This property follows the gray standards from Schedule 1 except as noted in Schedule 9.

[Schedule 10](#) 100 TradeCenter, 300-400 TradeCenter, 8 Cabot Road, Woburn and 50 Dunham Road, Beverly, and 200 Boston Ave. Addition, Medford

[Schedule 11](#) 475 Wildwood Avenue
This property follows the gray standards from Schedule 1 except as noted in Schedule 11.

[Schedule 12](#) 144 North Road, Sudbury

Schedule 1.

	Item	Description	Mfg.	Finish	Comments
Std Walls Constructi on	Concrete Block	8" x 8" x 16" Standard Wt.	Generic	Tooled Mortar Joint 1 coat paint	Durawall reinforced @ Every three courses, Vertical rebar @ 4' o.c. Cores filled solid at rebar
	Drywall	1/2" Regular G.W.B. (Fire code C if required)	US Gypsum or Equal	3 Coats compound, sanded, 2 coats of latex paint	Drywall screws (no nails) Plastic J-trim as req'd. All bead screw attached (no crimping)
	Metal Studs	3-5/8" - 25 ga (demising and interior)	Marino or Equal	Galvanized	Wood blocking at all openings. 16" o.c. spacing
	Item	Description	Mfg.	Color Options	
Floor Finishes	Standard Carpet	26 oz. Level Loop	Shaw	Beige Ambition II "Ginger" #57725	Gray Coronet, Salisbury "Charcoal" #004 Ambition II "Reflection" #57510 (Discontinued)
	Upgrade Carpet	26 oz. Level Loop	Shaw	Hard Drive "Sandbar" #76510	(Discontinued)
	Upgrade Carpet	26 oz. Level Loop	Cambridge Carpet		Capital Gain "Fortune" #CPG17
	Premium Upgrade Carpet	28 oz. Level Loop	Cambridge Carpet		Pioneer "Typewriter" #35011
	Vinyl Comp. Tile	1/8" 12" x 12" Resilient tile	Azrock	Desert Haze #V-874 Pewter Gray #V-858 Silver Plum #V-960 (Upgrade) Above 3 (Discontinued)	Lamb's Wool #V-212 Cast Pewter #V-220 Powder Gray #V-208 (Upgrade)
	Ceramic Wall Tile	4-3/8" x 4-3/8", on all wet walls only; to 40-48" AFF (to bottom of mirror) 4" x 4"	American Olean	Beige Gloss #07 Bright Linen	Gray Gloss Light Smoke #0042 #43 Seagull Gray (Discontinued)
	Wall Tile Grout	Standard white	Hydroment	White	White
	Ceramic Floor Tile	2" x 2" unglazed mosaic 2" x 2" unglazed mosaic 2" x 2" unglazed mosaic	Winburn American Olean American Olean	Winter Wood #1962 C11 Alabaster Beige	Light Smoke Speckled #A04 C17 Empire Gray (Discontinued)
	Floor Tile Grout	Sanded grout	Hydroment	Linen	Misty Gray #661-59
	Concrete Sealer	Latex Concrete Sealer	Sherwin Williams	Armorseal Treadplex "Haze	Grey" #C676
	Vinyl Base Molding	4" Toeless vinyl (CPT) 4" Cove base (at VCT)	NAFCO NAFCO	CB 35 2T Nubian CB 35 2T Nubian	Blue Gray 69 Blue Gray 69
	Entry Mat	Ribbed Polypropylene	Deco Rib.	Designer Gray	
		Item	Description	Mfg.	Color Options
Paint	Wall Paint	Latex Flat	Sherwin Williams Property Solutions	Cummings Beige (Navajo White SW6126)	Cummings White (Origami White SW7636)
	Wall Paint (Mid-rise hallways)	Latex Eggshell	Sherwin Williams	Cummings Beige	Cummings White
	Wall Paint (Buildings 400, 600)	Latex Flat	Hancock	Cummings Beige	Cummings White
	Wall Paint (Existing warehouses only)	Latex Flat	Sherwin Williams Property Solutions	ZZ 0337 Sun Yellow (uses B-30 W401 Base)	
	Door & Trim Paint	Mirrolac Eggshell Alkyd Enamel	Devoe Sherwin Williams	Bronzestone 2740	MC-65 Tower GrayIndustrial Enamel

	Item	Description	Mfg.	Finish	Comments
Doors & Hardware	Interior Door	20 Ga. Hollow Steel 3'-0" x 6'-8" x 1-3/4"	Galaxy	See paint schedule	18 Ga Steel Frame, K.D. Hardware locations metal Steelcraft
	Unit Entry Door	20 Ga. Hollow Steel 3'-0" x 6'-8" x 1-3/4"	Galaxy	See paint schedule	Option: Tempered Glass window, 24 1/2" w. x 65 1/2" h.
	Bldg Entry Door	Aluminum and glass 3'-0" x 7'0" x 1-3/4"	Alumiline or Kawneer	Dark bronze duranodic frame, Bronze tint glass	1/4" Tempered glass, Bronze tint Adams rite lock
	Closet Door	20 Ga. Hollow Steel 3'-0" x 6'-8" x 1-3/4"	Galaxy	See paint schedule	18 Ga. Steel Frame, K.D.
	Overhead Door	24 Ga. Steel, Uninsulated (8'w x 10'h typical)	--	Painted	No windows (motorized operator if door over 10' high)
	Door Closer	Surface mount hydraulic	Norton 1604 Norton 1602 (exterior)	Bronze or gray to match door	
	Int. Passage Set	Lever handle	Arrow M01SR	USD #26D	2-3/4" Backset
	Int. Lock Set	Lever handle, Key-in-lever	Arrow M11SR	USD #26D	2-3/4" Backset
	Entry Lock	Mortise deadbolt	Arrow B11XL	USD #26D	Specialty tenant entry locks.

	Item	Description	Mfg.	Finish	Comments
Ceilings	Grid	15/16" Std. Wt	Armstrong	White Enamel	3 wire tie per 12' main
	Acoustical Tile (standard)	2' x 4' Mineral Fiber Tile	Armstrong	Cortega 769A	
	Acoustical Tile (upgrade)	2' x 4' Mineral Fiber Tile	Armstrong	Second Look II 2767	

	Item	Description	Mfg.	Finish	Comments
Lighting	Office Lighting	Steel troffer 2' x 4' x varies Prismatic Lens	Lighting distributor	White	
	Office Lighting (Upgrade)	Steel troffer 2' x 4' x 6- 1/2" 12-18 Cell Aluminum Parabolic Lens	Lighting distributor	White	
	Industrial Fluorescent	1' x 8' x 4-1/2" Open Strip Fixture White reflector	Lighting distributor	White	2, T-8bulbs, mag. ballast
	Energy Efficient Upgrades	Where specialty energy efficient fixtures have been installed, new fixtures shall match.			

	Item	Description	Mfg.	Finish	Comments
Specialties	Horizontal Blinds	1" Aluminum	Levolor or Equal	Dark Bronze #885 or Gray	Match to door color-gray, black, brown For non- annex exterior windows
	Vertical Blinds	3-1/2" Rigid vinyl		White, non-perforated	For annexes
	Int. Window	48" square or 30" w x 60" h aluminum wrap frame		See schedule	Tempered glass where required

	Item	Description	Mfg.	Finish	Comments
Plastic Laminate	Window Sill	3/4" ext. grade plywood Plastic laminate finish	Pionite	Slate Gray #SG228-S	Adhere with const. adhesive. "Ears" extend 2" each side of window
	Counters	Square edge counter Loose backsplash	Nevamar	Classic Rock #RK2001T Almond Dust #1817-58 (Discontinued) (Brown Standard)	Fog Dust #1816-58 (Gray Standard)

Break/Restroom Counters	Granite	Xiamen Shunshun Stone	Gray granite – G603	Restrooms & starter sets
Cabinetry	Full overlay doors, frameless cases, Blum hinges	Wilsonart	Natural Almond (Brown Standard)	Dove Gray (Gray Standard)

	Item	Description	Mfg.	Finish	Comments
Electric Device Covers	--	--	Dark Brown (Brown Standard)	White (Gray Standard)	
Skylight		48" square dbl. dome on aluminum curb	Naturalite	Clear	Do not overlap interior alum. curb w/drywall.
HVAC	Office HVAC (Midrise building)	Split system fan-coil,	Bryant supplier	--	Ducted return, elec. heat pack
	Office HVAC (Single story)	Split system fan-coil, to be horizontal above ceiling mounted or rooftop	Bryant/ American Standard	--	Ducted return, gas heat

Confirm actual building HVAC system with CPL prior to construction

	Item	Description	Mfg.	Color Options	Comments
Fire Protection	Zone Panel	8 zone panel	Fire lite Sensiscan 2000	Red	
	Pull Station		Fire lite BG - 10	Red	
	Heat Detector	135° rate of rise of temp.	Chemtron 601	White	
	Smoke Detector	Ionization	ESL 2424 TH	White	
	Strobe/Horn	Recessed, wall mount piezo	Wheelock	Red	ADA approved
	Exit Light	L.E.D., 9" x 12"	Dual Lite	White	Single face
	Emergency Light(s)	Battery powered Surface mount	Dual Lite	White	2 head capacity
	Municipal Connection	Direct wired, mechanical code wheel	Gamewell	Red	New units only
	Sprinkler Head Finished Areas:	Recessed Pendant w/removable escutcheon.	--	Chrome	155 - 165 degrees F for light hazard (per NFPA 13)
	Warehouse/ Manufacturing Areas	Brass upright.		Brass	155 - 165 degrees F for light hazard (per NFPA 13)

Schedule 2. (196 Boston Ave.)
(Refer to Schedule 1, Grey Scheme, for materials not listed below.)

	Item	Description	Mfg.	Color Options	Comments
	Interior Door	Solid Core, Oak Veneer 3'-0" x 6'-8" x 1¾"		Minwax Mahogany Stain	Sealer, 2 coats, sand between coats
	Lights	Aluminum parabolic 277 volt, T-8 lamps	--	--	w/dimmable ballast in perimeter locations
	Window Sills	Plastic Laminate over 3/4" ext. grade plywood		Aborite 5-414 Suede Finish	
	HVAC	Water source heat pumps	Trane	--	Additional: perimeter Baseboard heat on 4th flr.
	Common Area:				
	Carpet Vinyl Base		Barrett	Green (Discontinued)	
	Wall Paint		Sherwin Williams	SW 1002 "Big Chill Grey"	Eggshell Finish
	Door / Frame Paint	Eggshell Alkyd Enamel	Sherwin Williams	MC-65 Tower Gray	Industrial Enamel

Schedule 3. (92 Montvale Ave.)
 (Refer to Schedule 1, Grey Scheme, for materials not listed below.)

Item	Description	Mfg.	Finish	Comments
Wall Paint	Latex Flat	Sherwin Williams	SW1002 "Big Chill Gray"	Eggshell finish
Carpet	26 oz. Level Loop	Shaw	Aladdin grey pin dot	(Discontinued)
	30 oz. Cut Pile	Shaw	Hard Drive/Sandbar Troubador Graphic	(Discontinued) (Discontinued)
Door Frame Paint	a) Semi Gloss Enamel	Fuller O'Brien	Gun Metal Gray	
	b) Semi Gloss Enamel	Sherwin Williams	Cummings Green	Common Area Hallways Only
Door Stain	Stain w/urethane finish	Minwax	Red Mahogany	
Ceiling Tile	2' x 4' Acoustical Tile (with 2' x 2' appearance)	Armstrong	Second Look II # 2767	
Office Lighting	Parabolic 277 volt, T-3 lamps	--	--	
Bathroom Counter & Valance Cabinetry	Plastic laminate over 3/4" ext. grade plywood	Formica	912 Nile Green, Matte finish	Fog Dust #1816-58 (Gray Standard)
		Wilsonart		Dove Gray (Gray Standard)
Blinds (exterior)	3 1/2" Vertical Blinds	Louvredrape	White PVC, black track	Included with CPL buildout
HVAC	Water Source Heat Pumps with central cooling tower and boilers	Trane	--	Plenum return air, Fresh air shaft to plenum
Window Sill	3/4" ext. grade plywood Plastic laminate finish	Pionite	Slate Gray #SG228-S	Adhere with const. adhesive. "Ears" extend 2" each side of window

Schedule 4. (18 Commerce Way)
 (Refer to Schedule 1, Grey Scheme, for materials not listed below.)

Item	Description	Mfg.	Color / Finish	Comments
Carpet	See Upgrade Carpet	--	--	
Wall Paint (common hall below chair rail)	Latex flat	Hancock	"ICI" 709	
Interior Door	Solid Core, Oak Veneer 3'-0" x 7'-0" x 1 3/4"	Osh Kosh	--	
Door Stain	Stain w/urethane finish	ZAR	Crown Diamond interior stain #CP18ST	
Ceiling Tile	2 x 4 Acoustical Tile (with 2 x 2 appearance)	Armstrong	Second Look II #2767	
Office Lighting	Parabolic	--	--	
Bathroom Counter & Valance	Plastic laminate over 3/4" plywood marine grade	Formica	912 Nile Green Matte Finish	
Window Sills	Plastic laminate over 3/4" plywood marine grade	Formica	928-58 "Mouse Gray" Matte finish	
Blinds (exterior) Blinds (interior)	3.5" Vertical Blinds	Louvredrape	White PVC, black track	In middle vertical panel only. Recessed track.

Schedule 5. (30 – 40 and 50 – 60 Audubon Road, Wakefield)
 (Refer to Schedule 1, Grey Scheme, for materials not listed below.)

Item	Description	Mfg.	Finish	Comments
Carpet	26 oz. Level Loop	Shaw	Hard Drive / Sandbar	(Discontinued)
Interior Door	Solid Core, Oak Veneer 3'-0" x 7'-0" x 1 3/4"	--	--	
Door Stain	Stain w/urethane finish	ZAR	Red Mahogany	
Ceiling Tile	2' x 4' Acoustical Tile (with 2' x 2' appearance)	Armstrong	Second Look II	
Office Lighting	Follows upgrade standard	--	--	
Bathroom Counter	Plastic laminate over 3/4" particle board	Formica	Fog Dust 1816-58	
Bathroom Valence	Plastic laminate over 3/4" particle board	Nevamar	Navy Blue	
Window Sills	3/4" Ext. grade plywood w/ plastic laminate	Formica	Mouse Gray 928-58 Matte	
Blinds (exterior)	3 1/2" Vertical Blinds	Louvredrape	White PVC, black track	

Schedule 6. (Cummings Center, Beverly)
 100, 600, 800, 950 Cummings Center
 (Expanded Version)

Item	Description	Mfg.	Finish	Comments	
Std Wall Construction	Concrete Block	8" x 8" x 16" Standard Wt.	Generic	Tooled Mortar Joint 1 coat paint	Durawall reinforced @ Every three courses. Vertical rebar @ 4' o.c. Cores filled solid at rebar Wood blocking at all openings, (except at KD doorframes) 16" o.c. spacing Drywall screws (no nails) Plastic J-trim as req'd. All beads to be screw attached <u>or</u> crimped with mesh tape.
	Metal Studs	3-5/8" - 25 ga (demising and interior)	Marino or Equal	Galvanized	
	Drywall	1/2" Regular G.W.B. (Firecode C if required)	US Gypsum or Equal	3 Coats compound, sanded, 2 coats of latex paint	

Item	Description	Mfg.	Finish	Comments	
Floor Finishes	Standard Carpet	26 oz. Level Loop	Beaulieu	Salisbury "Charcoal" #004	Current standard
			Shaw	Ambition II "Reflection" #57510	Discontinued
	Upgrade Carpet	26 oz. Level Loop	Cambridge Carpet	Capital Gain "Fortune" #CPG17	Current standard
	Premium Upgrade Carpet	28 oz. Level Loop	Cambridge Carpet	Taffeta "Gingham" #76601	Current standard
	Vinyl Comp. Tile Standard	12"x12", 1/8" thk. Resilient tile	Azrock	"Cast Pewter" #V-220 "Pewter Gray" #V-858	Current standard Discontinued
	Vinyl Comp. Tile Alternate	12"x12", 1/8" thk. Resilient tile	Azrock	"Powder Gray" #V-208 "Silver Plum" #V-960	Current standard Discontinued
	Ceramic Floor Tile	2" x 2" unglazed mosaic	American Olean	"Storm Gray Speckled" #A06	Current standard
			American Olean Florida Tile	"Empire Gray" # C17 "Pumice" #4312	Discontinued Discontinued
	Floor Tile Grout	Sanded grout	Laticrete Hydroment	"Natural Gray" #1524 "Misty Gray" #661-59	Current standard Discontinued
	Concrete Paint / Sealer	Latex Concrete Sealer	Sherwin Williams Armorseal Treadplex	"Haze Grey" #C676	
Vinyl Base Molding	4" Toeless vinyl (at CPT)	NAFCO	"Blue-gray" #69	Alternate: "Black" #80	

	4" Covebase (at VCT)			
Entry Mat	Ribbed Polypropylene	Deco Rib.	"Flannel" or "Designer Gray" #51	

	Item	Description	Mfg.	Finish	Comments
Paint & Wall Finishes	Wall Paint	Latex Flat	Sherwin Williams	"Cummings White"	AKA "Origami White" #SW-1025 (NOTE: Use Property Solutions base)
	Wall Paint – Common Area Hallways	Latex	Sherwin Williams or Polomyx / MultiSpec	Various	Various
	Door & Trim Paint Exterior	Semi-gloss Alkyd Enamel	Devoe	"Bronzestone" # 2740	
	Door & Trim Paint Interior	Semi-gloss Enamel	S.W. Industrial Enamel	"Tower Gray" # MC-65	Alternate: "Black" (Rustoleum)
	Ceramic Wall Tile	2" x 2" unglazed mosaic	American Olean	"Light Smoke Speckled" #A04	On wet walls only; to 40-48" AFF (to bottom of mirror)
		4 1/4" x 4 1/4"	Florida Tile – Bright Glaze	"Pearl" #19	Discontinued
	Wall Tile Grout	Non-sanded grout	Hydroment	"White"	

	Item	Description	Mfg.	Finish	Comments
Doors & Hardware	Bldg Entry Door	Aluminum and glass 3'-0" x 7'-0" x 1-3/4" Storefront glazing	Kawneer or equal	Dark bronze duranodic frame, Tinted glass	1/4" Tempered glass Adams rite lock
	Unit Entry Door	20 Ga. Hollow Steel 3'-0" x 7'-0" x 1-3/4"	Galaxy	See paint schedule	Optional: Tempered Glass window, 24 1/4" w. x 70 1/4" h D.O.
	Interior Door Standard	20 Ga. Hollow Steel 3'-0" x 7'-0" x 1-3/4"	Galaxy	See paint schedule	Optional: Tempered Glass window, 26 1/4" w. x 70 1/4" h D.O.
	Interior Door Upgrade	Prefinished Oak Veneer with Mahogany Stain 3'-0" x 7'-0" x 1-3/4"	Oshkosh	See paint schedule	Optional: Tempered Glass window, 23 3/4" w. x 66 1/2" h D.O.
	Door Frame	18 Ga. Steel Frame, HM (hollow metal), K.D.	Steelcraft	See paint schedule	Hardware locations per Steelcraft standard
	Overhead Door	24 Ga. Steel, Uninsulated (8'w x 10'h typical)		Painted	No windows (motorized operator if door over 10' high)
	Door Closer	Surface mount hydraulic	Norton 1601 (int.) Norton 1601BF (ext.)	Bronze or gray to match door	
	Int. Passage Set Int. Lock Set Entry Lock	Lever handle Lever handle, Key-in-lever Mortise deadbolt	Arrow M01SR Arrow M11SR Arrow B11XL	USD #26D USD #26D USD #26D	2 3/4" Backset 2 3/4" Backset Specialty tenant entry lock

	Item	Description	Mfg.	Finish	Comments
Windows	Sidelight, wrap frame	2'-6" x 5'-0" typical 4'-0" x 4'-0" alternate	US Aluminum	See paint schedule	Tempered glass
	Sidelight, storefront	Aluminum and glass 3'-0" x 7'-0"	Oldcastle Vistawall	Clear anodized	1/4" Tempered clear glass
	Skylight	48" square dbl. dome on aluminum curb	Naturalite	Clear or Translucent	Do not overlap interior alum. curb w/drywall.

	Item	Description	Mfg.	Finish	Comments
Ceilings	Grid	15/16" Std. Wt	Armstrong	White Enamel	3 wire tie per 12' main
	Acoustical Tile (standard)	2' x 4' Mineral Fiber Tile	Armstrong	Cortega #769A	
	Acoustical Tile (upgrade)	2' x 4' Mineral Fiber Tile	Armstrong	Second Look II #2767	

	Item	Description	Mfg.	Finish	Comments
Casework	Cabinets	Frameless cases, full overlay doors and Blum hardware	Wilsonart	"Dove Gray" #D92-60	
	Countertops Standard	Granite with built-up bullnose front edge	CPL import	Gray speckled	Loose 4" high backsplash
	Countertops Alternate	Postformed with integral splash and lip	Formica	"Fog Dust" #1816-58	Square edge counter with loose 4" high backsplash for special applications
	Window Sill	3/4" ext. grade plywood Plastic laminate finish	Pionite	"Slate Gray" #SG228-S	Adhere w/ const. adhesive. "Ears" extend 1 1/2" each side of window

	Item	Description	Mfg.	Finish	Comments
Specialties	Horizontal Blinds	1" Aluminum	Levolor or Equal	Brushed Chrome or White	Interior windows only
	Vertical Blinds	3-1/2" Rigid vinyl	Royal Windows – Contract Verticals V3000 Series	White PVC, black track	Exterior windows only

	Item	Description	Mfg.	Finish	Comments
HVAC	Office HVAC	Water Source Heat Pumps with central cooling tower and boilers	Various, Trane typ.	--	--
	Thermostat Standard	Digital non-programmable	Honeywell, Model TH 5000 Series	White	
	Thermostat Upgrade	Digital programmable	Robert Shaw, Model 9701i2	White with blue screen	Programmable for weekdays / weekends, plus temp. override feature

	Item	Description	Mfg.	Finish	Comments
Lighting	Office Lighting	Steel troffer 2'x4' Prismatic Lens	Various Hubbell, typ.	White	Two - T-8 bulbs, electronic ballast
	Office Lighting (Upgrade)	Steel troffer 2'x4'x6-1/2"d 12 Cell Aluminum Parabolic Lens	Various Hubbell, typ.	White	Two - T-8 bulbs, electronic ballast
	Office Lighting (Upgrade)	Steel troffer 2'x4'x6-1/2" Direct/Indirect with perforated cover	Various Hubbell, typ.	White	Two - T-8 bulbs, electronic ballast
	Office Lighting (Upgrade)	Energy Efficient Indirect Uplight	Various	White	T-8 bulbs, electronic ballast
	Industrial Fluorescent	8'x1'x4-1/2" Open Strip Fixture Clear Alzak reflector	Various	White	Two - T-12 F96 CW bulbs
	Energy Efficient Upgrades	Where specialty energy efficient fixtures have been installed, new fixtures shall match.			

	Item	Description	Mfg.	Finish	Comments
Misc. Electric	Wall switches and receptacles	Devices and cover plates	Leviton or equal	White	
	Duplex receptacles	20A spec grade	Leviton or equal	White	For all standard wall outlets

Schedule 7. (900 Cummings Center) (Expanded Version)

	Item	Description	Mfg.	Finish	Comments
Std Wall Construction	Concrete Block	8" x 8" x 16" Standard Wt.	Generic	Tooled Mortar Joint 1 coat paint	Durawall reinforced @ Every three courses, Vertical rebar @ 4' o.c. Cores filled solid at rebar
	Metal Studs	3-5/8" - 25 ga. (demising and interior)	Marino or Equal	Galvanized	Wood blocking at all openings (except at KD doorframes).

Drywall	1/2" Regular G.W.B. (Firecode C if required)	US Gypsum or Equal	3 Coats compound, sanded, 2 coats of latex paint	16" o.c. spacing Drywall screws (no nails) Plastic J-trim as req'd. All bead to be screw attached <u>or</u> crimped with mesh tape.
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	Item	Description	Mfg.	Finish	Comments
Floor Finishes	Standard Carpet	26 oz. Level Loop	Cambridge Carpet	Capital Gain "Fortune" #CPG17	Current Standard
	Alternate Carpet	26 oz. Level Loop	Beaulieu	Salisbury "Charcoal" #004	Current Standard
	Upgrade Carpet	28 oz. Level Loop	Cambridge Carpet	Taffeta "Gingham" #76601	Current Standard
	Vinyl Comp. Tile - Standard	12"x12", 1/8" thk. Resilient tile	Azrock	"Powder Gray" #V-208 "Silver Plum" #V-960	Current standard Discontinued
	Vinyl Comp. Tile – Alternate	12"x12", 1/8" thk. Resilient tile	Azrock	"Cast Pewter" #V-220 "Pewter Gray" #V-858	Current standard Discontinued
	Ceramic Floor Tile	2" x 2" unglazed mosaic	American Olean	"Storm Gray Speckled" #A06	Current Standard
			American Olean Winburn	"Empire Gray" #C17 Lt. Mottled Gray #1710	Discontinued Discontinued
	Floor Tile Grout	Sanded grout	Laticrete Hydroment	"Natural Gray" #1524 "Misty Gray" #661-59	Current Standard Discontinued
	Concrete Paint / Sealer	Latex Concrete Sealer	Sherwin Williams Armorseal Treadplex	"Haze Grey" #C676	
	Vinyl Base Molding	4" Toeless vinyl (at CPT) 4" Covebase (at VCT)	NAFCO	"Black" #80	Alternate: "Blue-gray" #69
Entry Mat	Ribbed Polypropylene	Deco Rib.	"Flannel" or "Designer Gray" #51		

	Item	Description	Mfg.	Finish	Comments
Paint & Wall Finishes	Wall Paint	Latex Flat	Sherwin Williams	"Cummings White"	AKA "Origami White" #SW-1025. (NOTE: Use Property Solutions base)
	Wall Paint – Common Area Hallways	Latex Flat	Sherwin Williams <u>or</u> Polomyx / MultiSpec	Various	Various
	Door & Trim Paint Interior	Semi-gloss Alkyd Enamel	Rust-Oleum	"Black"	Alternate: "Tower Gray" #MC-65
	Door & Trim Paint Exterior	Urethane Alkyd Gloss Enamel	Benjamin Moore "Super Spec"	Bronzetone P22 64	Current Standard
	Ceramic Wall Tile	Semi-gloss Alkyd Enamel 2" x 2" unglazed mosaic	Devoe American Olean	"Bronzetone" #2740 "Light Smoke Speckled" #A04	Discontinued On wet walls only; to 40- 48" AFF (to bottom of mirror)
	Wall Tile Grout	Non-sanded grout	American Olean Hydroment	"Pepper White" #A21 "White"	Discontinued

	Item	Description	Mfg.	Finish	Comments
Doors & Hardware	Bldg Entry Door	Aluminum and glass 3'-0" x 7'-0" x 1-3/4" Storefront glazing	Kawneer or equal	Dark bronze duranodic frame, Tinted glass	1/4" Tempered glass Adams rite lock
	Unit Entry Door	Prefinished Oak Veneer with Mahogany Stain 3'-0" x 7'-0" x 1-3/4"	Oshkosh	See paint schedule	Optional: Tempered Glass window, 23¾ "w. x 66½ "h D.O.
	Unit Entry Door	Aluminum and glass 3'-0" x 7'-0" x 1-3/4"	Oldcastle Vistawall	Clear anodized	¼" Tempered Clear Glass

storefront glazing

Interior Door	Prefinished Oak Veneer with Mahogany Stain 3'-0" x 7'-0" x 1-3/4"	Oshkosh	See paint schedule	Optional: Tempered Glass window, 23¾ "w. x 66½ "h D.O.
Door Frame	18 Ga. Steel Frame, HM (hollow metal), K.D.	Steelcraft	See paint schedule	Hardware locations per Steelcraft standard
Door Closer	Surface mount hydraulic	Norton 1601 (int.) Norton 1601BF (ext.)	Bronze or gray to match door	
Int. Passage Set	Lever handle	Arrow M01SR	USD #26D	2-3/4" Backset
Int. Lock Set	Lever handle, Key-in-lever	Arrow M11SR	USD #26D	2-3/4" Backset
Entry Lock	Mortise deadbolt	Arrow B11XL	USD #26D	Specialty tenant entry lock

	Item	Description	Mfg.	Finish	Comments
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Windows	Sidelight, wrap frame	2'-6" x 5'-0" typical 4'-0" x 4'-0" alternate	US Aluminum	See paint schedule	Tempered glass where required
	Sidelight, storefront	Aluminum and glass 3'-0" x 7'-0"	Oldcastle Vistawall	Clear anodized	¼" Tempered clear glass where required
	Skylight	48" square dbl. dome on aluminum curb	Naturalite	Clear or Translucent	Do not overlap interior alum. curb w/drywall.

	Item	Description	Mfg.	Finish	Comments
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Ceilings	Grid	15/16" Std. Wt	Armstrong	White Enamel	3 wire tie per 12' main
	Acoustical Tile (standard)	2' x 4' Mineral Fiber Tile	Armstrong	Second Look II #2767	
	Acoustical Tile (utility areas)	2' x 4' Mineral Fiber Tile	Armstrong	Cortega #769A	

	Item	Description	Mfg.	Finish	Comments
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Casework	Cabinets	Frameless cases, full overlay doors and Blum hardware	Wilsonart	"Dove Gray" #D92-60	
	Countertops Standard	Granite with built-up front edge bullnose	CPL import	Gray speckled	Loose 4" high backsplash
	Countertops - Alternate	Postformed with integral splash and lip	Formica	"Fog Dust" #1816-58	Square edge counter with loose 4" high backsplash for special applications
			Formica	"Navy Grafix" #7018-58 at common areas	Discontinued
	Window Sill	3/4" ext. grade plywood Plastic laminate finish	Pionite	"Slate Gray" #SG228-S	Adhere w/ const. adhesive. "Ears" extend 1 ½" each side of window

	Item	Description	Mfg.	Finish	Comments
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Specialties	Horizontal Blinds	1" Aluminum	Levolor or Equal	Brushed Chrome or White	Interior windows only
	Vertical Blinds	3-1/2" Rigid vinyl	Royal Windows - Contract Verticals V3000 Series	White PVC, black track	Exterior windows only

	Item	Description	Mfg.	Finish	Comments
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HVAC	Office HVAC	Water Source Heat Pumps with central cooling tower and boilers	Various, Trane typ.		3, 4 and 5-ton capacity typical
	Thermostat - standard	Digital non-programmable	Honeywell, Model TH 5000 Series	White	
	Thermostat - upgrade	Digital programmable	Robert Shaw, Model 9701i2	White with blue screen	Programmable for weekdays / weekends, plus temp. override feature.

	Item	Description	Mfg.	Finish	Comments
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Lighting	Office Lighting	Steel troffer 2'x4'x6-1/2"	Various,	White	Two - T-8 bulbs,
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(Standard)	12 Cell Aluminum Parabolic Lens	Hubbell typ.		electronic ballast
Utility Area Lighting (Standard)	Steel troffer 2'x4' Prismatic Lens	Various, Hubbell, typ.	White	Two - T-8 bulbs, electronic ballast
Office Lighting (Upgrade)	Steel troffer 2'x4'x6-1/2" Direct/Indirect with perforated cover	Various Hubbell typ.	White	Two - T-8 bulbs, electronic ballast
Office Lighting (Upgrade)	Energy Efficient Indirect Uplight	Various	White	T-8 bulbs, electronic ballast
Industrial Fluorescent	8'x1'x4-1/2" Open Strip Fixture	Various	White	Two - T-12 F96 CW bulbs
Energy Efficient Upgrades	Clear Alzak reflector Where specialty energy efficient fixtures have been installed, new fixtures shall match.			

	Item	Description	Mfg.	Finish	Comments
Misc. Electric	Wall switches and receptacles	Devices and cover plates	Leviton or equal	White	
	Duplex receptacles	20A spec grade	Leviton or equal	White	For all standard wall outlets

Schedule 8. (200/500 Cummings Center) (Expanded Version)

	Item	Description	Mfg.	Finish	Comments
Std Wall Construction	Concrete Block	8"x 8" x 16" Standard Wt.	Generic	Tooled Mortar Joint 1 coat paint	Durawall reinforced @ Every three courses, Vertical rebar @ 4' o.c. Cores filled solid at rebar
	Metal Studs	3-5/8" - 25 ga (demising and interior)	Marino or Equal	Galvanized	Wood blocking at all openings, (except at KD doorframes) 16" o.c. spacing
	Drywall	1/2" Regular G.W.B. (Firecode C if required)	US Gypsum or Equal	3 Coats compound, sanded, 2 coats of latex paint	Drywall screws (no nails) Plastic J-trim as req'd. All bead to be screw attached <u>or</u> crimped with mesh tape
	Item	Description	Mfg.	Finish	Comments
Floor Finishes	Standard Carpet	26 oz. Level Loop	Cambridge Carpet	Capital Gain "Fortune" #CPG17	Current Standard
	Alternate Carpet	26 oz. Level Loop	Beaulieu	Salisbury "Charcoal" #004	Current Standard
	Upgrade Carpet	28 oz. Level Loop	Cambridge Carpet	Taffeta "Gingham" #76601	Current Standard
	Vinyl Comp. Tile Standard	12"x12", 1/8" thk. resilient tile	Azrock	"Powder Gray" #V-208 "Silver Plum" #V-960	Current Standard Discontinued
	Vinyl Comp. Tile Alternate	12"x12", 1/8" thk. resilient tile	Azrock	"Cast Pewter" #V-220 "Pewter Gray" #V-858	Current Standard Discontinued
	Ceramic Floor Tile	2" x 2" unglazed mosaic	American Olean	"Storm Gray Speckled" #A06	Current Standard
			American Olean Florida Tile	"Empire Gray" # C17 "Pumice" #4312	Discontinued Discontinued
	Floor Tile Grout	Sanded grout	Laticrete Hydroment	"Natural Gray" #1524 "Misty Gray" #661-59	Current Standard Discontinued
	Concrete Paint / Sealer	Latex Concrete Sealer	Sherwin Williams, Armorseal Treadplex	"Haze Grey" #C676	
Vinyl Base Molding	4" Toeless vinyl (at CPT) 4" Covebase (at VCT)	NAFCO	"Black" #80	Alternate: "Blue-gray" #69	

Entry Mat	Ribbed Polypropylene	Deco Rib.	"Flannel" or "Designer Gray" #51
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	Item	Description	Mfg.	Finish	Comments
Paint & Wall	Wall Paint	Latex Flat	Sherwin Williams	"Cummings White"	AKA "Origami White" #SW-1025 (NOTE: Use Property Solutions base)
	Wall Paint – Common Area Hallways	Latex Flat	Sherwin Williams or Polomyx / MultiSpec	Various	
	Door & Trim Paint Exterior	Urethane Alkyd Gloss Enamel	Benjamin Moore "Super Spec"	Bronzestone P22 64	Current Standard
	Door & Trim Paint Interior	Semi-gloss Alkyd Enamel Semi-gloss Alkyd Enamel	Devoe Sherwin Williams Industrial Enamel	"Bronzestone" #2740 "Black"	Discontinued Alternate: "Tower Gray" # MC-65
	Ceramic Wall Tile	2" x 2" unglazed mosaic	American Olean	"Light Smoke Speckled" #A04	On wet walls only; to 40-48" AFF (to bottom of mirror)
		4 1/4" x 4 1/4"	Florida Tile "Bright Glaze"	#19 Pearl	Discontinued
	Wall Tile Grout	Non-sanded grout	Hydroment	White	

	Item	Description	Mfg.	Finish	Comments
Doors & Hardware	Bldg Entry Door	Aluminum and glass 3'-0" x 7'-0" x 1-3/4" Storefront glazing	Kawneer or equal	Dark bronze duranodic frame, Tinted glass	1/4" Tempered glass Adams rite lock
	Unit Entry Door	Prefinished Oak Veneer with Mahogany Stain 3'-0" x 7'-0" x 1-3/4"	Oshkosh	See paint schedule	Optional: Tempered Glass window, 23 3/4" w. x 66 1/2" h D.O.
	Unit Entry Door	Aluminum and glass 3'-0" x 7'-0" x 1-3/4" storefront glazing	Oldcastle Vistawall	Clear anodized	1/4" Tempered Clear Glass
	Interior Office Door	Prefinished Oak Veneer with Mahogany Stain 3'-0" x 7'-0" x 1-3/4"	Oshkosh	See paint schedule	Optional: Tempered Glass window, 23 3/4" w. x 66 1/2" h D.O.
	Interior Utility Door	20 Ga. Hollow Steel 3'-0" x 7'-0" x 1-3/4"	Galaxy	See paint schedule	
	Door Frame	18 Ga. Steel Frame, HM (hollow metal), K.D.	Steelcraft	See paint schedule	Hardware locations per Steelcraft standard
	Overhead Door	24 Ga. Steel, Uninsulated (8'w x 10'h typical)	--	Painted	No windows (motorized operator if door over 10' high)
	Door Closer	Surface mount hydraulic	Norton 1601 (int.) Norton 1601BF (ext.)	Bronze or gray to match door	
	Int. Passage Set	Lever handle	Arrow M01SR	USD #26D	2-3/4" Backset
	Int. Lock Set	Lever handle, Key-in-lever	Arrow M11SR	USD #26D	2-3/4" Backset
	Entry Lock	Mortise deadbolt	Arrow B11XL	USD #26D	Specialty tenant entry lock

	Item	Description	Mfg.	Finish	Comments
Windows	Sidelight, wrap frame	2'-6" x 5'-0" typical 4'-0" x 4'-0" alternate	US Aluminum	See paint schedule	Tempered glass where required
	Sidelight, storefront	Aluminum and glass 3'-0" x 7'-0"	Oldcastle Vistawall	Clear anodized	1/4" Tempered clear glass where required
	Skylight	48" square dbl. dome on aluminum curb	Naturalite	Clear or Translucent	Do not overlap interior alum. curb w/drywall.

	Item	Description	Mfg.	Finish	Comments
Ceilings	Grid	15/16" Std. Wt	Armstrong	White Enamel	3 wire tie per 12' main
	Acoustical Tile	2' x 4' Mineral Fiber Tile	Armstrong	Second Look II 2767	

(standard)					
	Acoustical Tile (utility areas)	2' x 4' Mineral Fiber Tile	Armstrong	Cortega 769A	
	Item	Description	Mfg.	Finish	Comments
Casework	Cabinets	Frameless cases, full overlay doors and Blum hardware	Wilsonart	"Dove Gray" #D92-60	
	Countertops Standard	Granite with built-up bullnose front edge	CPL import	Gray speckled	Loose 4" high backsplash
	Countertops Alternate	Postformed with integral splash and lip	Formica	Fog Dust #1816-58	Square edge counter with loose 4" high backsplash for special applications
	Window Sill	3/4" ext. grade plywood Plastic laminate finish	Pionite	"Slate Gray" #SG228-S	Discontinued
			Nevamar	"Cafe Allusions" at common areas	
					Adhere with const. adhesive "Ears" extend 1 1/2" each side of window
	Item	Description	Mfg.	Finish	Comments
Specialties	Horizontal Blinds	1" Aluminum	Levolor or Equal	Brushed Chrome or White	Interior windows only
	Vertical Blinds	3-1/2" Rigid vinyl	Royal Windows – Contract Verticals V3000 Series	White PVC, black track	Exterior windows only
	Item	Description	Mfg.	Finish	Comments
HVAC	Office HVAC	Water Source Heat Pumps with central cooling tower and boilers	Various Trane, typ.	--	--
	Thermostats Standard	Digital non-programmable	Honeywell, Model TH 5000 Series	White	
	Thermostats Upgrade	Digital programmable	Robert Shaw, Model 9701i2	White with blue screen	Programmable for weekdays / weekends, plus temp. override feature
	Item	Description	Mfg.	Finish	Comments
Lighting	Office Lighting (Standard)	Steel troffer 2'x4'x6-1/2" 12 Cell Aluminum Parabolic Lens	Various Hubbell, typ.	White	Two - T-8 bulbs, electronic ballast
	Utility Area Lighting	Steel troffer 2'x4' Prismatic Lens	Various Hubbell, typ.	White	Two - T-8 bulbs, electronic ballast
	Office Lighting (Upgrade)	Steel troffer 2'x4'x6-1/2" Direct/Indirect with perforated cover	Various Hubbell, typ.	White	Two - T-8 bulbs, electronic ballast
	Office Lighting (Upgrade)	Energy Efficient Indirect Uplight	Various	White	T-8 bulbs, electronic ballast
	Industrial Fluorescent	8'x1'x4-1/2" Open Strip Fixture Clear Alzak reflector	Various	White	Two - T-12 F96 CW bulbs
	Energy Efficient Upgrades	Where specialty energy efficient fixtures have been installed, new fixtures shall match.			
	Item	Description	Mfg.	Finish	Comments
Misc. Electric	Wall switches and receptacles	Devices and cover plates	Leviton or equal	White	
	Duplex receptacles	20A spec grade	Leviton or equal	White	For all standard wall outlets

Schedule 9. (12 Gill Street)
 (Refer to Schedule 1, Grey Scheme, for materials not listed below.)

	Item	Description	Mfg.	Finish	Comments
Floor Finishes	Standard Carpet	26 oz. Level Loop	Shaw	--	Hard Drive "Sandbar" #76510 Discontinued
	Common Area Field Carpet	28 oz. Level Loop	Shaw	--	Solstice BL "Forest Floor" #73320
	Common Area Border Carpet	28 oz. Level Loop	Shaw	--	Momentum "Speed Machine" #50913
Base	Carpet Base – Common Areas only.	28 oz. Level Loop	Shaw	--	Momentum "Speed Machine" #50913
	Carpet Base Trim – Common Areas only.	Vinyl J-trim	Johnsonite		#CCC-28-C
	Lab Areas	4" Toe Base at VCT to coordinate with casework			
Doors & Hardware	Interior Door	Prefinished Oak with Mahogany Stain 3'-0" x 7'-0" x 1-3/4"	Oshkosh	See paint schedule for door frame.	18 Ga Steel Frame, K.D.
	Closet Door	20 Ga. Hollow Steel 3'-0" x 7'-0" x 1-3/4"	Galaxy	See paint schedule	18 Ga Steel Frame, K.D.
Ceilings	Acoustical Tile	2'x4' mineral fiber tile	Armstrong	Second Look II #2767	
Lighting	Office Lighting	Steel troffer 2'x4' Parabolic Lens	Various	White	2, T-8 bulbs, mag. Ballast
	Energy Efficient Upgrades	Where specialty energy efficient fixtures have been installed, new fixtures shall match.			
Specialties	Vertical Blinds	Exterior: 3-1/2" wide rigid curved vinyl Interior: 2" wide ridge curved vinyl (to fit shallow recess)	Louvre Drape P-24	White PVC, black track	Included with CPL buildout
Plastic Laminate	Existing Restroom Counters	Square edge counter Loose backsplash	Formica	Matte	Navy Grafix #7018-58
	New Restroom Counters	Granite	Xiamen Shunshun Stone	Gray granite – G603	Restrooms & starter sets
	Electric Panel Cover		Wilsonart	Matte	Dove Gray
HVA/C	Office HVA/C	Water Source Heat Pumps with central cooling tower and boilers	Trane	--	Ducted return

Schedule 10. (100, 300 - 400 TradeCenter, 8 Cabot Road, Woburn, 50 Dunham Road, Beverly, & 200 Boston Ave. Addition, Medford)

	Item	Description	Mfg.	Color Options	
Floor Finishes	Standard Carpet	Tufted weight 28 oz. Broadloom Carpet	Cambridge	Style: Taffeta	Gingham - 76601
	VCT 1 – (Break Rm, Storage, Copy)	12" x 12"	Azrock	Cortina VCT Desert Haze #V-874 Silver Plum #V-960	Lamb's Wool #V-212 Powder Gray #V-208
	Restroom Floor Tile	12" x 12" Porcelain	American Olean	Style - Avenue One	Nightlife AU09
Wall Finishes	Ceramic Wall Tile - Restroom	3" x 6"	American Olean	Greenwich Village	Ice White #MT25

	Bullnose Trim - Restroom Wall Base	2" x 8"	American Olean	Martinique	Ice White #MT25
	-Carpet	4" high – toeless	Nafco	Black Vinyl Base	CB-80-4T
	-Ceramic Tile	6" cove base	American Olean	Avenue One	Nightlife AU09
	-Solid Vinyl Tile	4" high	Nafco	Black Vinyl Base	CB-80-4
Paint	Wall Finish				
	-Field	Eggshell	Sherwin Williams		White: Origami White SW7636
	-Accent Walls	Eggshell	Sherwin Williams	A. Dried Thyme SW6186 B. Denim SW6523	C. Hubbard Squash SW0044 D. Poetry Plum SW6019
	Drywall Ceiling	Flat	Sherwin Williams	Origami White – SW7636	
Doors & Hardware	Wood Doors	3' x 7'	Oshkosh	Mahogany stained oak, solid core	
	Frames	Aluminum Storefront	Vistawall	Clear Anodized Aluminum	
	Entry Door	Herculite Glass		Frameless entry door and sidelight system	May vary by location
Ceilings	ACT 2 x 4 - Storage	2' x 4' Mineral fiber	Armstrong	White	CPL Standard or upgrade
	ACT 2 x 4 - Office		Armstrong	Second look II #2767	Upgrade
Lighting	2 x 4				
	-Parabolic	P4D24	Columbia		Energy efficient
	-Prismatic - Occupancy Sensors	Two 32 w lamps	Wattstopper		Energy efficient
Specialties	Vertical Blinds		Plastibec Maestro	1385 Soft White	
Millwork/Plastic	Cabinet Surfaces	Plastic Laminate	Formica	7583 Victorian Mahogany	TradeCenter
Laminate	Counters	Plastic Laminate	Pionite	AE021 Suede – Graphite Spektrum	
	Break/Restroom Counters	Granite	Xiamen Shunshun Stone	Gray granite – G603	Restrooms & starter sets
	Window Sills	Plastic Laminate	Pionite	AE201 Suede – Graphite Spektrum	
Miscellaneous	Wall Panel System – Reception Areas			Mahogany – stained, oak veneer wall panels	
Common Areas	Lobby Tile	TradeCenter 8 Cabot Road	Daltile Florida Tile	Continental Slate Urbanite 12" x 12"	Asian Black Carbon
	Paint Wall Finish				
	-Restroom	Eggshell	Sherwin Williams	Rainwashed – SW6211	TradeCenter
	-Door Frames	Semi-gloss	Sherwin Williams	Black	
	-Metal Surfaces, Risers, Railings	Semi-gloss enamel		Oxford Grey No. 4	

Schedule 11. (475 Wildwood Ave.)
(Refer to Schedule 1, Grey Scheme, for materials not listed below.)

	Item	Description	Mfg.	Color	Comments
Wall Finishes	Wall Base				
	-Carpet	4" high – toeless	Nafco	Black Vinyl Base	CB-80-4T
	-Solid Vinyl Tile	4" high	Nafco	Black Vinyl Base	CB-80-4
Paint	Wall Finish	Eggshell	Sherwin Williams		White: Origami White SW7636
	Door & Trim	Industrial Enamel	Sherwin Williams	Black	

Ceilings	Acoustical Tile	2'x4' mineral fiber tile	Armstrong	Second Look II #2767	
Lighting	2 x 4 -Parabolic	P4D24	Columbia		Energy efficient

Schedule 12. (144 North Road, Sudbury)

	Item	Description	Mfg.	Color	Comments
Floor Finishes	Standard Carpet	Tufted 28 oz. Broadloom Carpet	Cambridge	Taffeta	Gingham - 76601
	Carpet Base VCT	4" high – toeless 12" x 12"	Nafco Azrock	Black Vinyl Base VCT	CB-80-4T Powder Gray #V-208
	Tile Base	4" high – toe	Nafco	Black Vinyl Base	CB-80-4
	Lobby Tile		Daltile	Continental Slate	Asian Black
Paint	Standard Walls	Flat	Sherwin Williams	Origami White	SW7636
	Accent Walls	Flat	Sherwin Williams	Majolica Green Sporty Blue Hubbard Squash	SW0013 SW6522 SW0044
	Drywall Ceiling	Flat	Sherwin Williams	Origami White	SW7636
	Steel Door Frames	Semi-gloss	Sherwin Williams	Black	
Doors & Hardware	Wood Doors	3' x 7'	Oshkosh	Maple, clear finish	Solid Core
	Frames	Aluminum Storefront	Vistawall	Clear Anodized Aluminum	
Ceilings & Efficient Lighting	ACT 2' x 4'- Office	Tegular Edge	Armstrong	Second Look II #2767	
	ACT 2' x 4'	Flat	Armstrong	769 A Cortega	
	Parabolic, 2' x 4' Prismatic, 2' x 4' Occupancy Sensors	12 Cell Storage / Mechanical areas	Columbia Wattstopper	P4D24	Two 32 W lamps
Specialties	Vertical Blinds	4"	Plastibec Maestro	Soft White	1385
	Int. Window Frames	Aluminum Storefront	Vistawall	Clear Anodized Aluminum	Tempered glass
Millwork/ Laminates	Cabinet Surfaces	Plastic Laminate	Pionite	WM791 Hardrock Maple	
	Small Counters	Granite (Sealed)	Stock	Gray granite – G603	(Standard lengths)
	Large Counters Window Sills	Plastic Laminate Plastic Laminate	Pionite Pionite	Graphite Spectrum Graphite Spectrum or existing	AE021 Suede AE021 Suede
Restrooms	Floor Tile	12" x 12" Porcelain	American Olean	Avenue One	Nightlife AU09
	Ceramic Wall Tile	3" x 6"	American Olean	Greenwich Village	Ice White #MT25
	Ceramic Tile	6" cove base	American Olean	Avenue One	Nightlife AU09
	Bullnose Trim -	2" x 8"	American Olean	Martinique	Ice White #MT25
	Paint	Eggshell	Sherwin Williams	Quietude – SW6212	Common Only
	Counters	Granite		Gray granite – G603	(Standard lengths)
Misc.	Wall Panel System – Reception Areas			Maple, Clear – wall panels	

CPL reserves the right to substitute equivalent materials.

11.0 SPECIALIZED CONSTRUCTION STANDARDS

(The following specifications are available from the Cummings Design Department upon request).

11.1 Signs

11.1.1 [Tenant Sign Submission for Approval](#)

11.1.2 [Internally Illuminated Channel Letter Sign Standards & Checklist](#)

11.1.3 [Non Illuminated Channel Letter Sign Standards & Checklist](#)

11.1.4 [Cluster Sign Standards & Checklist](#)

11.2 [Satellite Dish and Antenna Installation Standards](#)

11.3 [Restaurant Construction Standards](#)