**EXHIBIT C**

**GUIDELINES FOR IMPROVEMENTS**

**GENERAL FOR SITE & BUILDING:**

* Site and Building shall meet all Federal, State and local Building Code, permitting, inspection and ADA requirements,
* All hazardous materials removed including an occupancy clearance letter confirming no hazardous materials on site or in the building
* Install site utilities (water, sewer, gas and electric)
* One new \_\_\_ AMP 3-Phase 120/108 volt electrical service to be provided serving both the Office and Warehouse area
* Provide striped parking area with parking spaces using existing building pads and paved surfaces
* Provide wall mounted exterior lighting above overhead and personnel doors
* Parking lot lighting per code
* Fencing per Construction Documents
* Landscaping per Construction Documents
* Un-programmed Space (approximately 9,100 square feet) to remain unimproved

**OFFICE**

# ADA Accessibility

* All facilities shall comply with applicable ADA codes and regulations for access and ability to work in a barrier free space.
* Accessible facilities to include parking, building entrance, toilets office areas.

Environmental

* The building is to be free of ~~friable~~ asbestos, or ~~friable~~ asbestos must be properly abated prior to occupancy. ACM’s must be managed under an appropriate management plan. Certification and report will be required.
* Space to be mold free. Certification may be required.

## Ceiling

* Lay-in acoustical 2’ x 4’ or 2’ x 2’ tiles with suspended grid, with minimum NRC of 0.65 at 10 feet height.
* Batt insulation or equivalent above all ACT ceilings per current VUSBC requirement.

## Lighting

* Modern parabolic, diffused, 2’ x 4’ and/or 2’ x 2’ fluorescent fixtures with energy efficient lamps (T-8 or better) and electronic ballasts shall be provided. Fixtures shall be capable of producing and maintaining a uniform lighting level of approximately 50-foot candles at working surface height throughout the office or per current code requirement.
* Restroom lighting shall be approximately 30 foot candles measured at counter height and approximately 20 foot candles measured at the floor in enclosed corridors or per current code requirement.
* Dimmable incandescent recessed down lights shall be provided for conference room
* Emergency egress lighting as required by applicable life safety codes per current code requirement and as may be reasonably required by the building official shall be provided throughout the entire space.

## Walls

* Gypsum wall board, minimum thickness of 1/2” thick with studs at 24” center.
* Acoustical treatment in walls for all conference room.
* Gypsum Walls to be finished with primer and two finish coats of paint,
* Existing brick wall to remain exposed as-is.
* Insulation for all exterior and interior stud walls (demising conditioned from nonconditioned space) shall be per current VUSBC requirements.

## Doors

* Interior doors shall be flush solid core.
* Exterior doors shall be metal hollow core doors
* Minimum 3’-0” wide x 6’-8” high.
* ADA compliant lever hardware.
* Locks and closers provided as required in compliance with ADA.

## Floor

* Finished floor to be reasonably level and clean, gyp-crete or concrete overlay on existing asphalt, ready to receive carpet or Vinyl Composition tile

## Carpet

* Branded 100% nylon with minimum density of 6,000.
* Minimum face weight for broadloom products to be 26 oz. per sq. yd.

## Resilient Flooring

Acceptable:

* Vinyl Composition tile – 12” x 12”, Armstrong, Tarkett, or equal.

## Vinyl Base

* Vinyl Base shall be installed in areas receiving carpet or VCT and shall be 1/8” thick x 4” high, cove profile in longest lengths possible, continuous roll preferred.

## Casework in Breakroom

* To meet A.W.I. Standard for mid-grade.
* High pressure plastic laminate on all exposed surfaces with one sink.
* To be designed and constructed to meet ADA codes.

## Electrical Power

* Approximately 5 to 7.5 watt per square foot or as required by code.
* 120 volt duplex receptacles distributed per code
* Data and phone conduits terminating above ceiling w/ back box and pull string provided by Seller, wires and outlets by Purchaser

## Sprinkler System

* Certified, compliant, fully operational sprinkler system to be provided to meet local building codes.

## HVAC System

* Temperature maintenance of approximately 68 degrees F with 20% relative humidity in winter and approximately 74 degrees F with maximum of 60% relative humidity in summer months.
* Fresh air exchange rates and CO2 levels shall comply with ASHRAE Ventilation Standard 62.

## Exhaust System

* Required for all toilet facilities.

## Drinking Fountains

* A minimum of one (1) chilled water drinking ADA Compliant fountain at each toilet facility.

**WAREHOUSE SPACE**

# ADA Accessibility

* All facilities shall comply with applicable ADA codes and regulations for access and ability to work in a barrier free space.
* Accessible facilities to include parking, building entrance, toilets office areas.

Environmental

* The building is to be free of ~~friable~~ asbestos, or ~~friable~~ asbestos must be properly abated prior to occupancy. ACM’s must be managed under an appropriate management plan. Certification and report will be required.
* Space to be mold free. Certification may be required.

## Ceiling

* Existing with thermal barrier as required by energy code

## Lighting

* Industrial 4 foot or 8 foot strip lighting
* 20 foot candles in warehouse areas
* Emergency egress lighting as required by applicable life safety codes per current code requirement and as may be reasonably required by the building official shall be provided throughout the entire space.

## Walls

* Gypsum wall board, minimum thickness of 1/2” thick with studs at 24” center.
* Gypsum Walls to be finished with primer and two finish coats of paint,
* 80 linear foot CMU wall for Gun & Drug storage
* Existing brick wall to remain exposed and as-is
* Insulation for all exterior and interior stud walls (demising conditioned from nonconditioned space) shall be per current VUSBC requirements.

## Doors

* Interior doors shall be flush solid core.
* Exterior doors shall be metal hollow core doors
* Minimum 3’-0” wide x 6’-8” high.
* Overhead doors will be 9’ x 10’ steel doors with electric motor
* ADA compliant lever hardware.
* Locks and closers provided as required in compliance with ADA. Keying by others

## Floor

* 4” Reinforced Concrete floor in warehouse areas to be 3,500 psi concrete w/ vapor barrier on min. 4” stone base.

## Electrical Power

* 5 to 7.5 watts per square foot or as required by code.
* 120 volt duplex receptacles per code for warehouse

## Sprinkler System

* Certified, compliant, fully operational sprinkler system to be provided to meet local building codes.

## HVAC System

* Provided in warehouse areas as designated in Construction Documents

## Exhaust System

* Required for all toilet facilities and in Drug Storage.

## Drinking Fountains

* One (1) chilled water drinking ADA Compliant fountain at each toilet facility as required by code.