



ONE SOUTH WACKER

# CONSTRUCTION MANUAL

## **INTRODUCTION**

This Construction Manual was developed to ensure a smooth and successful construction project at One South Wacker.

Before any work begins, the Tenant and/or contractor must provide Landlord with all drawings and specifications for review and approval. The cost of such review by the Landlord's appropriate consultants will be paid by the Tenant and will include an administrative fee.

All contractors, subcontractors, furniture installers, movers, etc. shall be employed by and on the payroll of the respective contractor and fully covered under Workers Compensation Insurance. All labor must be affiliated with the appropriate trade union as required by local jurisdictional authorities. Presentation of union badges may be required at any time while in the Building.

To ensure the integrity of the building distribution systems, i.e. HVAC, plumbing, electrical, and life safety, it is the policy of the building that the building's designated contractors be used to perform such work. To this end, the building endeavors to ensure that the pricing of such work be competitive.

All work must comply with the Federal, State, County, and City codes and guidelines, as applicable, and must meet generally accepted industry standards.

A pre-construction meeting shall be arranged by the Tenant's project manager to include the Tenant, contractor and a representative from the Building to identify and approve any on-site staging areas and to review the Construction Manual.

The standards outlined in this manual apply to all Tenants, contractors (contractor means general contractor, construction manager, sub-contractors and suppliers), architects and/or consultants performing construction or related work in the Building either directly for Landlord or the Tenant.

Should you have any questions, please contact a Landlord Team Member.

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**Landlord reserves the right to amend or revise the Construction Manual at any time.**

The building adheres to a strict policy of Construction Quiet Time for our Tenants, which does not permit any loud, intrusive work to be performed by Contractors between the hours of 8:00 a.m. – 6:00 p.m. Monday through Friday. Any work that violates this policy, will be ceased immediately by building staff.

**ACCESS TO BUILDING**

Construction personnel are required to provide photo identification (state issued identification or company badge) in exchange for a contractor badge before being permitted access to the Building. When leaving for the day, the contractor badge must be returned to security in exchange for his/her photo identification. Contractors/Tenants will be billed \$50.00 for a lost/unreturned contractor badge.

**BUILDING FOOT PRINT AND FLOOR AREA**

Property acreage:	1.09 acres	
Property measurements:	Madison side	249.45'
	Wacker side	190.2'
Building gross square footage:	1,434,209	
Building rentable square footage:	1,182,684	
Total Building Height:	532'	

## BUILDING STANDARDS

### Acoustical Ceilings & Grid

Armstrong Silhouette, 9/16" bolt-slot system with 1/4" reveal / White

Armstrong Dune, 24" x 24" x 5/8"

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### Carpet

Carpet Tile

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### Corridor Doors & Frames

#### **Primary Entrance Doors**

3'0" x Full Height x 1/2" tempered clear glass doors with full top and bottom chrome rails, pivot hinges, concealed closer in head, push/pull hardware and lock cylinder in bottom rail.

All electronic locking devices must conform to the City of Chicago codes for egress

#### **Corridor Doors**

3'.0" x Full Height x 1.3/4" Marshfield solid core Flat Cut African Mahogany Veneer door, finish match existing, 2" welded hollow metal frames, Building standard lock set, hinges and closer.

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### Door Closers

LCN Series 4040 / Aluminum Paint Finish  
Verify function with use.

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### Faucets & Soap Dispensers

Sloan ETF80.8. P faucet .5 aerator. The faucet must be hard wired.

Sloan ESD.200 soap dispenser. The soap dispenser must be hard wired.

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### Flush Valves

Sloan RESSC G2 Closet 2.4-gal flush  
Sloan RESSU G2 Urinal .5-gal flush

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<b>Hinges</b>	Two Pair per door / 625 Bright Chrome Plated Hager 1279 4.12" (Interior Doors without Closers) Hager BB1279 4.1/2" x 4.1/2" (Entrance Doors & Interior Doors with Closers)
<b>Interior Doors &amp; Frames</b>	2" Welded Hollow Metal Frames Marshfield Doors – 3'.0" x 8'.0" x 1.3/4 solid core Flat Cut African Mahogany Veneer Mortise Lock Set Building Standard Hinges Door stops
<b>Lighting</b>	All recessed light fixtures must be Chicago Plenum approved. Lightolier Alter Classic 2x2 recessed direct/indirect lay-in fluorescent fixture (2) TT5 Bi-Tube lamps with electronic ballast QVS2GPFOS2FT.120.BR.CP. Lightolier Alter Classic 2x4 recessed direct/indirect lay-in fluorescent fixture (3) T5 lamps with electronic ballast QVS2GPFOS328.120.PI.CP. Exit Lights must be LED
	<b><u>Switches</u></b>
	Toggle/White Occupancy Sensors Leviton 002.ODS10.IDW
<b>Lock &amp; Latch Sets</b>	Schlage L 9000 Series / 625 Bright Chrome Plated Standard Fixed Core Verify function for location and use & cylinder type
<b>Signage</b>	All signage in multi-Tenant corridors shall be building standard provided by the building.  All changes to the initial signage will be at the Tenant's expense.  No other signage may be installed in the multi-Tenant corridor.

## **CEILING HEIGHTS**

Slab to Slab	11'6"
Typical finished ceiling	8'6".

## **CERTIFICATE OF INSURANCE REQUIREMENTS**

Prior to any work, Certificates of Insurance that meet the building's requirements must be filed with the Office of the Building for all Tenants, contractors (contractor means: general contractor, construction manager, sub-contractors and suppliers), architects, and/or consultants performing construction or related work in the Building either directly for Landlord or the Tenant.

## **CERTIFICATE OF OCCUPANCY**

Following the completion of the construction, a copy of the Tenant's Certificate of Occupancy shall be delivered to the Office of the Building before the Tenant will be allowed to move in.

## **CHANGE ORDERS**

All activities and changes that may result in a cost to the Building Owner must be approved in writing prior to the cost being incurred.

## **COLUMN SPACING:**

Property combines a 30' X 30' structural bay system. Perimeter bays are 32.75' deep. The external planning module is 5'.

## **CONSTRUCTION DOCUMENTS**

Prior to filing for permits, Tenant shall submit two (2) printed complete full-sized and digital AutoCAD.DWG Format (2000 or Higher) construction drawings for Landlord's review and approval. If Tenant utilizes a MEP engineer other than Kent Consulting Engineers and/or a structural engineer other than Perry & Associates, Landlord will require a peer review by these respective companies at the Tenant's cost.

- Within (10) days Landlord will provide any comments and required changes to the construction drawings.
- Tenant will respond to these comments and submit revised construction drawings to Landlord.
- Within (5) business days Landlord will either approve the revised construction drawings or provide additional comments or changes.
- Once approved by the Landlord in writing, the Tenant is free to file the drawings for permit.

It is the Architect's responsibility to field-verify existing conditions and to review existing Tenant construction drawings as it relates to the build-out of the Tenant's space in raw space or renovation of existing space.

## **CONSTRUCTION ADMINISTRATION**

During construction, the architect will visit all work in progress, as required, to observe construction, determine the quality of work, and offer any interpretation or direction to the general contractor or subcontractors as may be required.

Upon completion of construction, the Architect will inspect the premises and prepare a punch list noting any deficiencies in the Tenant build out. The Architect will then issue the punch list to the General Contractor and Landlord for immediate completion or correction. The punch list must be compiled prior to Tenant occupancy. A representative from Building Management shall participate in the final construction walk through and punch list preparation (if the work is being performed for the Building Owner). The Building shall be notified at least 48 hours in advance via e-mail. Landlord will receive a copy of the punch list and notification when all items have been completed. At this time the Architect shall supply Owner with an "Architect Certificate of Substantial Completion".

Additionally, as-built drawings and a certified test and balance report must be delivered to the Landlord. Copies of specifications for specialty systems such as AC units, UPS equipment and other equipment with drain/water lines or excessive power draws should be delivered to the Building as well.

### **DAMAGE**

Contractor/Tenant shall be responsible for repairing any existing building equipment and fixtures damaged by the Contractor or subcontractors. Prior to any construction, contractor must notify Landlord immediately (via e-mail) of the damage or discovery of pre-existing damage. Contractor/Tenant shall be deemed responsible for any correcting or any pre-existing damage not reported.

### **DELIVERIES**

All delivery of materials shall be through the loading dock. Deliveries through the lobby is prohibited.

All deliveries requiring the use of the freight/dock for longer than 30 minutes must be scheduled by the Tenant through Building Engines. The Tenant will receive a confirmation via Building Engines once the reservation has been approved. The costs associated with the use of the dock/freight elevator will be billed to the Tenant. A \$200.00 fee will be charged if the reservation is not cancelled by 1:00 p.m. on the day of the reservation or the Friday prior to the reservation if it is on a weekend.

Major deliveries of materials (metal studs, drywall, conduit, piping, HVAC equipment, ceiling tile, wall covering, paint, and carpet) into and through the Property must be done after normal business hours.

### **DEMOLITION**

Demolition work is to be performed after hours, Monday - Friday. Contractor will be held responsible for any interruption of services to other Tenants or the building systems.

All wiring penetrations through the floor of ceiling deck shall be identified and brought to Building Management's attention via e-mail before wires are terminated. All existing wiring/cabling not being reused must be removed to the original point of connection in the respective floor's telephone and electrical closet. Circuit breakers may remain and are to be labeled as spare.

Any work done after 10:00 p.m. requires an engineer to be in the building. There will be a charge of \$90.00 per hour.



## DOCK

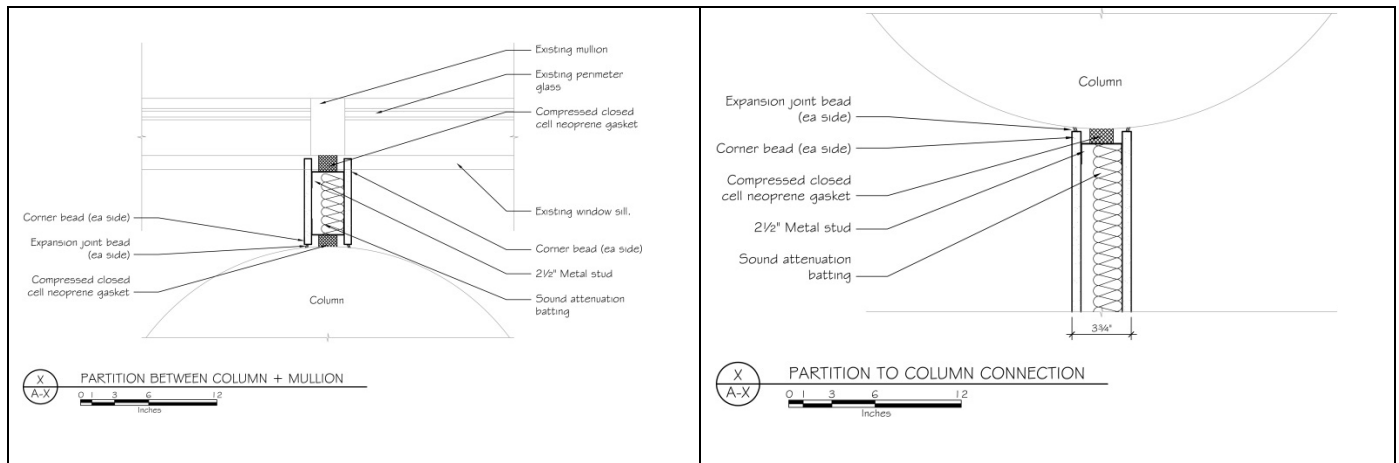
Dock Hours are Monday thru Friday, 6:00 a.m. until 5:00 p.m. There is a 30-minute time limit. Any vehicles remaining in the loading dock more than 30 minutes will be towed at owner's expense.

All requests for use of the dock outside of the normal dock hours must be requested by the Tenant through Building Engines with at least a 24-hour notice. All costs associated with after-hours work are the responsibility of the Tenant.

Contractors/Tenants are not allowed to leave deliveries/equipment on the dock.

## DRYWALL

Any drywall that is directly attached to the building columns must have an expansion joint. All demising walls should have (2)  $\frac{5}{8}$ " drywall from floor to deck. Any questions contact Chief Engineer.



## DUCT WORK

Unless otherwise indicated on the approved drawings, One South Wacker utilizes a ducted supply system with a return air plenum. The duct work shall be no less than 22-gauge metal and the maximum allowable length of insulated flex duct from the diffuser to the metal duct shall be 8 feet. Slab to slab partitions are to have proper penetrations to permit adequate return air flow to the air handling unit.

## DUMPSTER

If a contractor requires space for a dumpster on the dock, the request must be entered Building Engines by the Tenant. If space permits, the contractor will be assigned a space on the dock. All contractors must use Independent Recycling Services for dumpsters. Please include the following information when submitting your request:

- size of the dumpster
- date of delivery

All permits and equipment are the responsibility of the Contractor/Tenant.

## ELECTRICAL

Wiring shall be securely fastened to building structure and not allowed to lay on ceiling grid. No wiring of any kind shall penetrate fire dampers. All penetrations in rated walls shall be fire stopped. All wiring, including low voltage and communications, shall follow the applicable codes. Under no circumstance may wires be fastened to sprinkler piping or other building piping, conduit or ductwork.

All breaker panels and related electrical equipment must be inspected and repaired prior to use.

### **ELECTRICAL CIRCUIT IDENTIFICATION**

All electrical outlets and lighting circuits shall be properly identified. Outlets shall be labeled on the backside of the cover plate. Junction box covers shall be clearly marked with panel and circuit identification.

### **ELECTRICAL PANELS**

Panel schedules must be completely replaced and dated, identifying all new circuits. All new panel schedules must be typewritten.

### **Distribution**

In general, the electrical loads will be served as follows:

- Light and Receptacles: 120/208 Volt, 3 Phase, 4 Wire distribution.
- Power Motor Loads: 480 Volt, 3 Phase, 4 Wire distribution.

### **EQUIPMENT**

The Building does not loan equipment (i.e. ladders, tools, etc.) to Tenants, architects, or contractors.

### **EXIT SIGNS**

All exit signs must be LED, and City of Chicago approved.

### **FASTENING**

Fastening to exterior walls, window frames and mullions is not permitted. See Chief Engineer for details.

### **FIRE PREVENTION: HOT WORK PERMIT**

No Hot Work Permit will be issued if the sprinkler system is impaired. Hot work includes any work that produces sparks, heat or uses an open flame. Repairs on drains and HVAC may require hot work. Examples of hot work include cutting, welding, brazing, soldering, grinding and the thawing of pipes. Prior to proceeding with hot work, the Contractor must evaluate all other alternatives and choose a safer option such as bolting, hydraulic shears/reciprocal saw, mechanical clamps or threaded pipe/tube connections. If no alternative exists except for hot work, the Contractor must:

- Pre-screen all subcontractors, review their safety and loss records and confirm that they carry the Building's required insurance coverage's and limits. The COI must be on file with the building prior to the commencement of work.
- Select a fire safety supervisor to coordinate hot work operations and monitor safety.
- Provide the Building with the name of the subcontractor who will be performing the Hot Work along with their Safety & Loss Records and COI.
- Obtain a Hot Work Permit from the Chief Engineer at least 48 hours prior to beginning any hot work.

Before any cutting, soldering, or welding can take place, the Chief Engineer must inspect the work with the Contractor's project superintendent. After the inspection, and if all concerns have been addressed, the Chief Engineer will allow work to proceed and issue a HOT PERMIT.

The Contractor will have a designated person perform fire watch during the work and for 30 minutes after completion. If a building engineer observes open-flame practices different from those outlined herein, the building engineer may suspend all open-flame work for the remainder of the shift.

Cutting, soldering, or welding is prohibited under the following circumstances:

1. In areas not authorized by the Chief Engineer.
2. In the presence of explosive or flammable atmospheres, or explosive or flammable atmospheres that may develop inside uncleaned or improperly prepared tanks or equipment that have previously contained such materials, or in areas with an accumulation of combustible dusts.
3. In areas near the storage of quantities of exposed, readily ignitable materials.
4. In areas where employees or workers are present, unless proper shields or guards and appropriate exhaust provisions are used.

Additional fire prevention precautions and suppression capability must be engaged whenever performing such work under any of the following conditions:

1. Appreciable combustible material in building construction or contents is closer than 35 feet from the point of operation.
2. Appreciable combustibles are more than 35 feet away but are easily ignited by sparks.
3. Wall or floor openings occur with a 35-foot radius of the point of operation where the potential exists of igniting exposed combustible material. This includes adjacent areas and concealed spaces in walls, floors, and ceilings.
4. Combustibles could be ignited by conduction or radiation through metal partitions, wall, ceilings, or roofs.

Suitable fire extinguishing equipment will always be maintained in a state of readiness for immediate use.

## **FIRE EXTINGUISHERS**

Fire extinguishers shall be located by the Tenant's Architect on the Construction Documents per requirements outlined in NFPA . 10.

## **FLOOR LOADS**

Typical floor loads:      Live: 80 lbs/sf      Partition: 20lbs/sf

Areas around the core and the beam bands have higher load capabilities.

## **FREIGHT**

	<u>Large Freight</u>	<u>Small Freight</u>
Cab	70" wide X 103" deep X 128" high	73" wide X 65" deep X 118 "high
Doors	53" wide X 100" high	53" wide X 100" high
Weight Capacity	6700 lbs	3500 lbs

## **HVAC**

Base building HVAC system can support (1) person per 100 square feet.

- Exterior Perimeter Heat – Furniture must maintain an 8” separation from base board heating unit. Millwork or other permanent construction must make allowances for air circulation and servicing of units.
- Plenums return air system. Designs that vary from base building return plenum are not desirable. All electrical and low voltage work shall comply with the code requirements for plenum ceilings.
- NEW VAV BOXES With DDC Controller
  - Building DDC VAV boxes are Titus DESV, Titus Omni supply and return air grills: white Thermostats are DDC wired TTS-SD-LCD-1 or wireless SED-T00-U-5045. The perimeter heat interlock relay with VAV controller (I2866). For any questions please reach out to Collin Noe of Schneider Electric – [Collin.noe@schneider-electric.com](mailto:Collin.noe@schneider-electric.com), 312-315-8028.
  - All Perimeter VAV boxes must coordinate the convectors with the ventilation zone. The heating system is part of Base Building and all base building work must be done by the building electrician: Progress Electric, Contact: Mark Arnashus, [MSA@progresselectric.com](mailto:MSA@progresselectric.com), 773-767-5533.
  - New construction shall not interfere with access to any induction unit, VAV Box or other HVAC equipment.

## **HVAC INSPECTION AND AIR BALANCE**

Inspection of the HVAC work shall be performed with the HVAC subcontractor, air balance engineer and the Building’s Chief Engineer. Unless otherwise indicated on the approved drawings, the air distribution system shall be balanced prior to occupancy of the completed premises. All diffusers will be balanced within 10% of design criteria.

All test and balancing at One South Wacker to be completed by: Synergy Mechanical, Contact: Mike Suggs, 708-410-1004.

## **INTERRUPTION TO BUILDING SERVICES**

All work requiring the interruption of building services shall be scheduled with the Building via email no less than 72 hours in advance. The Building reserves the right to require any work involving interruption of service to be performed after hours. The Contractor will be responsible for damages arising out of loss of building services, including power due to its actions and the actions of subcontractors.

## **ISOLATION VALVES**

Ball type isolation valves shall be installed on all Tenant A/C units, new plumbing fixtures, appliances and other equipment.

## **KEYS & LOCKS**

Whenever it is deemed necessary by Tenant or the Building to temporarily issue any key to the Contractor, the Contractor will be responsible for controlling possession and use of same until returned daily to the issuing party.

All lock changes shall require an email from the Contractor to the Building and must comply with established building standard specifications. Suite entry doors that require a combination lock set must have a key override. Two keys for the override must be delivered to the Office of the Building.

Doors with magnetic locks installed must be supervised by the base building fire alarm lock circuit and tested for proper operation to verify the lock release when the fire alarm is activated.

It is the contractor's responsibility to give the building locksmith all the cylinders for a suite. A PDF with all lock locations should be provided to the Chief Engineer prior to installation of cylinders. All cylinders must be installed by the building locksmith. The installation cost is \$30.00 per cylinder. Once all of the cylinders have been installed, the Tenant Office Manager will receive a list of all cylinder numbers and locations. Each cylinder comes with two keys, any additional keys required will be provided at a cost of \$5.00 per key.

### **LIFE SAFETY SYSTEM**

The building's life safety system is designed to meet the Chicago High Rise Code. The building systems must be maintained in accordance with all Federal, State, County and Local codes and standards including but not limited to the latest revisions of the Chicago Building Code, Chicago High Rise / Fire Prevention Code, NFPA101 Life Safety Code, NFPA72 National Fire Alarm Code and NFPA 70 National Electric Code. Compliance with these codes and standards is mandatory (where applicable).

Emergency Voice evacuation communications and strobe system is Edwards.

Full Floor Tenants: Recent updates to Chicago building codes present new factors to consider when designing floor plans integrated around our freight elevator lobby (Ref: CBC 10(13.160.269). A Tenant may select to secure the elevator freight lobby or construct an open corridor connecting to the base building stairwell. In either case, the design must satisfy CBC 10(13.160.269). Please consult building management with any questions regarding previously utilized systems on other full Tenant floors.

The Fire Command Panel is in the lobby and consists of:

- Annunciation of fire alarms
- One-way communication between the panel and the Tenant areas.
- Two-way communication between the panel and elevators and stairwells.
- Actuation of smoke management system
- Building stairways are automatically unlocked during an emergency. During non-emergencies, access is restricted.

All work, including demolition, on the Building Life Safety Systems (smoke detectors, speaker strobes & fire doors) must be performed by: Progress Electric, Contact: Mark Arnashus – [MSA@progresselectric.com](mailto:MSA@progresselectric.com), 773-767-5533.

All work that may activate, deactivate or alter any smoke detector(s), fire door(s), sprinklers, electronics, fire protection, life safety or security systems shall require prior notification to the Building via e-mail. Such work shall not commence until approved by the Building via e-mail. A Building representative must be present when work is done. False alarms resulting from failure to receive authorization or improper procedures shall result in a \$500.00 fine from the Building in addition to any fee, penalty or fine assessed by jurisdictional authorities.

As part of the close-out of a Tenant construction project that requires life safety work, the contractor must present a certificate from Convergent Technologies, LLC stating that the system for the Tenant suite is in proper working order. Final payments for work will not be made without this certificate.

For work inside the Tenant's space, the Tenant may choose the electrical contractor of their choice. The electrical contractor(s) shall work with the building's fire alarm service provider for work related to the fire alarm detection and notification systems. This includes: system engineering; the location, spacing and notification of appliances and detection devices; capacity to add new devices to existing circuits; capacity to add new circuits to existing control panels; procurement of equipment that is UL Listed and compatible with the existing EST3 systems; system programming and commissioning. All system renovations and alterations shall be documented and submitted to Chicago Fire Prevention (773-366-3477) for approval.

Emergency power is provided as required by code. Loads served from the emergency system are:

- Exit and Emergency Lighting
- Fire Commands Panel
- Freight Elevator
- Fire Pumps

Automatic transfer switches will be provided to transfer power from the normal building feeder to the emergency distribution system in the event of interruption. A 500 KW Diesel Generator is on standby if required.

All new, existing and relocated equipment and devices shall be easily accessible (i.e., not blocked by new or existing construction or furniture). Any alterations to any part of the Life Safety System within the suite, requires that the entire Life Safety System be synced and certified by Convergent Technologies, LLC.

### **OCCUPIED AREAS**

The Contractor will only be allowed access to the floors and/or suites on and in which they are working. Access to adjacent suites and to other floors in the Building is prohibited without the Building's prior written approval. Access to occupied areas is to be requested via e-mail with a 24-hour notice.

### **ODOR & NOISE**

All activities in the sole judgment of the Building that may create excessive noise, vibration or odor (i.e., core drilling, drilling, shooting track, spray painting, any painting using oil base or lacquer, pipe threading, etc.) must be performed after hours.

### **PARKING**

Unless permitted by the Office of the Building, Contractors are strictly prohibited from parking on the dock.

### **PASSENGER ELEVATOR**

Contractors are prohibited from riding the passenger elevators to access various floors/work areas. The freight elevator must always be used. Any violators of this rule will be removed from the Property.

## **PERSONAL CONDUCT**

The Building, at its discretion, reserves the right to remove any individual whose presence or behavior within the building is in any way creating a disruption or disturbance of any kind or violating any of the specific guidelines listed below:

- Eating and breaks are permitted within the unoccupied contracted work area(s) only.
- Construction personnel shall not congregate in the public areas of the building or on the floor in which the work is being done.
- No abusive or offensive language. No physical or mental abuse will be tolerated.
- Restroom use by Contractor and subcontractors is restricted to the floor on which work is being performed or as designated by the Building. The contractor must clean and repair existing restrooms as part of the final clean up.
- Restrooms on multi-Tenant floors shall be kept clean and free of construction debris and dirt by the Contractor daily. Any additional costs incurred by the Building to maintain the cleanliness of the restrooms during construction will be the responsibility of the Contractor/Tenant.
- One South Wacker is a NO SMOKING building. Contractors are **only** allowed to smoke in the designated smoking area on Madison Street.

## **PERMITS AND INSPECTIONS**

A copy of the building permit shall be provided to the Building at the Pre-construction Meeting. During construction, copies of all inspection approvals shall be submitted to the Building. At the completion of the construction, copies of all final approvals shall be provided to the Building.

## **PREMIUM TIME**

If the Tenant and/or General Contractor requires premium time service from the Building including, but not limited to, building engineers, security officers, or cleaning staff, a request must be entered in Building Engines by the Tenant with the date and time of the service. Advance notice not less than 24 hours is required. The cost of premium services will be billed back to the Tenant.

## **PLUMBING**

System installation by the Tenant must comply with the provisions of the *City of Chicago Plumbing Code*, latest edition, as well as the minimum requirements of the *State of Illinois Plumbing Code*.

Any modifications or additions to building systems are to comply with approved plans. Commencement of any work must be coordinated with the Chief Engineer. The General Contractor is responsible for coordinating this work.

There are two (2) strategically located wet stacks containing identical plumbing/ventilation capabilities found in the core (cold water only). Water service is provided via two (2) diverse route 12" connections bringing City of Chicago water to a series of pumps that service the property. Domestic water pressure is 50 psi.

- Building plumbing risers are located at columns B6, F5 and washrooms.
- Point of use hot water heaters, grease separators and floor drains are required at sink locations.

All piping for sinks, kitchen appliances, water closets, condensate piping and A/C units must be **Type K copper**. Use of plastic pipe of any kind is prohibited. Piping shall be securely fastened to the building structure and not be routed through penetrations in ducts.

### **PRE-APPROVED CONTRACTORS**

A list of all contractors and subcontractors shall be submitted to the LANDLORD Team for approval prior to construction. Contractors and subcontractors must be union affiliated and have a Certificate of Insurance on file with the Building prior to work commencing.

The contractors listed in **Exhibit A** have all worked in One South Wacker, are familiar with the Building's Rules & Regulations, and currently maintain a pre-approved status.

### **PROTECTION OF DRAINS**

The Contractor shall provide protection for all drains in the work area to prevent clogging.

### **PROTECTION OF FINISHES**

Contractor shall protect all surfaces including, but not limited to, elevator doors, frames and cabs, wall surfaces, doors, door frames, and hardware with durable materials prior to commencement and throughout the duration of construction. Walk-off mats are to be provided at public corridor side of entrance doors. Materials and methods used to protect finishes shall be approved by the Building. Contractor/Tenant may be required to reimburse the Building for carpet cleaning at the completion of the project.

### **OSHA SIGNAGE & BARRICADES**

The Contractor shall provide protection, barricades and signage as required by OSHA to ensure the safety of their personnel, Building employees, building Tenants, visitors, etc. and strictly comply with all OSHA standards.

### **RISER MANAGEMENT**

IMG Technologies Inc. is the building's riser manager. All cabling installation within the building riser must be performed by IMG Technologies, 888-464-5520 or 630-737-9800. Please contact IMG for pricing.

For work inside the Tenant's space, the Tenant may choose the voice/data contractor of their choice. All proprietary telephone or data cabling and/or equipment must be within the Tenant space. Tenant equipment is not allowed in the riser closet.

### **SEPARATION OF WORK AREA**

Work area shall be adequately separated from occupied areas to prohibit the migration of dust and odors. This may include, but not limited to, sealing of duct work or diffusers and construction of temporary barriers.

### **SIGNAGE**

Contractor or subcontractor's signage may not be displayed in the building common areas or on any of the window glass.

### **SLAB PENETRATIONS**

All slab penetrations required for new work are to be performed after hours, Monday through Friday and shall be x-rayed after hours or scanned to locate reinforcing bars, piping, conduits, etc. X-rays and scans should be completed by Hard Rock Concrete Cutters. Please contact Kevin Coakley at 847-850-7717



## **SPRINKLER HEADS**

Recessed concealed sprinkler heads must be used.

## **SUPPLEMENTAL A/C UNITS**

Air Cooled Units are not permitted. Tenants are allowed to install water-cooled condenser units which must be tied into the building's condenser water loop. All condenser lines need to be **brazed**. Manufacturer and specifications must be submitted to Chief Engineer for review and approval before installation. Connections are restricted to each floor. The building is designed for 20 tons per floor.

Tenants are responsible for all costs (pump, electric, annual maintenance, condenser water loop fees, etc.) associated with the supplemental units.

A condenser water loop is operational 24 hours a day, 7 days a week, and is available for special cooling loads. This would be used for water-cooled condensing units. There is an annual charge of \$220 per ton (this fee is subject to change).

## **TEMPORARY FACILITIES**

The General Contractor will be responsible for providing temporary facilities as required during the project, including telephone service, protective floor coverings, barricades, fire protection, debris removal, traffic control, cleaning, insurance, first-aid, temporary enclosures, material/equipment storage, etc. Costs for such services shall be borne by the General Contractor.

## **TRASH**

All work areas must be kept clean of trash and debris, and organized to the satisfaction of the Building. Common area corridors must be protected from dirt and wear during the construction process. Masonite or other protection must be placed from the entrance of the suite to the freight elevator to help prevent tracking dust onto the corridor carpet. Trash, boxes, mats, furniture, etc. cannot be placed in the public corridors.

On occupied floors, clean-up including vacuuming of corridors must be completed throughout the day. Failure to do so will result in the Building providing a cleaning service and back charging the Contractor accordingly.

Contractors are required to monitor all traffic areas to/from the work areas including elevator lobbies and corridors to ensure that dust and debris are not tracked into public areas.

All trash and debris must be covered prior to transport to the freight elevators to limit airborne dust and odor.

The General Contractor must remove rubbish from the job site daily, and deposit it into suitable rubbish containers provided by the General Contractor, located in the construction space. These containers should be water sprayed as necessary to prevent dust. These rubbish containers must be removed when full and emptied by placement of the rubbish into containers provided by the General Contractor on the dock. All building finishes (carpet, elevator doors and frames, wall covering, Tenant space doors and frames, etc.) must be protected. The contractor will be liable for any damage that is caused by their negligence.

## Pre-Approved Contractors

### **AIR & HYDRONIC TESTING & BALANCING**

Synergy Mechanical Inc.

708-410-1004

Mike Suggs

[msuggs@synergymech.com](mailto:msuggs@synergymech.com)

### **ARCHITECT**

Hydzik, Schade & Associates

312-236-9366

Will Fischer

[will.fischer@hsarc.com](mailto:will.fischer@hsarc.com)

### **CARPENTRY**

Bear Construction

847-704-1767

Josh Christ

[joshc@bearcc.com](mailto:joshc@bearcc.com)

### **CORING**

Hard Rock Concrete Cutters, Inc.

847-850-7717

Kevin Coakley

[Kevin@hrccinc.com](mailto:Kevin@hrccinc.com)

### **ELECTRICAL**

Progress Electric

773-767-5533

Mark Arnashus

[msa@progresselectric.com](mailto:msa@progresselectric.com)

Hickey Electric

708-535-1774

### **MEP ENGINEER**

Kent Consulting Engineers

312-795-1230

Stephen Kent

[skent@kceltd.com](mailto:skent@kceltd.com)

### **GENERAL CONTRACTORS**

Bear Construction

847-704-1767

Josh Christ

[joshc@bearcc.com](mailto:joshc@bearcc.com)

### **GLASS & ALUMINUM**

Christopher Glass & Aluminum

312-256-8500

Abe Asllani

[abe@christopher-inc.com](mailto:abe@christopher-inc.com)

**HVAC**

Admiral Heating & Ventilation  
708-544-3100  
John Gerren  
[jgerren@admiralheating.com](mailto:jgerren@admiralheating.com)

Great Lakes Plumbing & Heating  
773-489-8121  
Dan Quintell

The Stone Group  
773-457-6403  
Brendan Winters  
[brendan@thestone.group](mailto:brendan@thestone.group)

Competitive Piping  
312-322-1900  
Tom Muraski

Atomatic Mechanical Services  
847-818-4353  
Jack Fitzgerald  
[jfitzgerald@atomatic.com](mailto:jfitzgerald@atomatic.com)

**PAINTING**

Celtic Commercial Painting  
630-783-1400  
Jim Drynan  
[jimdryan@celticcp.com](mailto:jimdryan@celticcp.com)

Professional Decorating & Painting, Inc.  
847-647-2246  
Andy Stegman  
[astegman@professionaldec.com](mailto:astegman@professionaldec.com)

**PLUMBING**

Pientka Plumbing  
847-573-9004  
Scott Pientka  
[PPCI@pientkaplumbing.com](mailto:PPCI@pientkaplumbing.com)

The Stone Group  
773-457-6403  
Brendan Winters  
[brendan@thestone.group](mailto:brendan@thestone.group)

**BUILDING AUTOMATION CONTROLS**

Schneider Electric  
312-315-8028  
Colin Noe  
[Collin.noe@schneider-electric.com](mailto:Collin.noe@schneider-electric.com)

**SPRINKLER SYSTEMS**

Chicago Fire Protection  
773-366-3477  
Joseph Regan  
[joe@chicagofireprotect.com](mailto:joe@chicagofireprotect.com)

USA Fire Protection  
847-816-0050  
Mike Peterson  
[Mike.Peterson@usafp.us](mailto:Mike.Peterson@usafp.us)

Competitive Piping Systems  
312-322-1900  
Tom Muraski

Alert Fire Protection  
708-825-4002  
Scott Williams

**WASTE REMOVAL**

Waste Management  
312-520-3887  
Meghann Maves  
[mmaves@wm.com](mailto:mmaves@wm.com)

**WINDOW / BLINDS**

Arlington Glass & Mirror  
773-283-0737 x105  
Tom O'Keefe  
[tokeefe@arlingtonglass.com](mailto:tokeefe@arlingtonglass.com)