The following information shall be included in specifications prepared for use on all University of Cincinnati construction and renovation projects. This information is supplemental and not intended to be a complete specification.

PRODUCT STANDARDS

Product Manufacturers

**Student Room FF&E**

The following are basis-of-design vendors for student rooms. Approved equals may be submitted, reviewed, and potentially approved via consideration and consensus of Campus Services, Planning + Design + Construction, and Purchasing offices. Consideration includes review of consistency of application, ability to manage surplus inventory for ebb/flow in demand, and ability to immediately replace damaged products.

**Bunkable bedframes**: Replace no less than every fifteen years.

  - **Manufacturer**: Blockhouse Co. Inc., 3285 Farmtrail Road, York, PA, 17406-5602
  - **Finish**: English Oak (typical for all Blockhouse-provided FF&E unless otherwise noted)
  - **Model**:
    - (Qty 2.00): AC74052-0000-00001A0
      - C9, adj. headboard, 8mm channel
      - 38 ¾” x 2 ½” x 36” height
    - (Qty 2.00): AC74052-0000-00001AZ
      - C9, adj. headboard, 8mm channel
      - 38 ¾” x 2 ½” x 72” height
    - (Qty 1.00): 45805
      - Bed spring, 8mm adjustable frame
      - 36” clearance x 80”
    - (Qty 1.00): 45865
      - Stabilizer rail, w/Posi-Loc h/w
      - For 8mm adjustable loft bed, 80”

**Desk / chests**: One per bed. Replace no less than every fifteen years.

  - **Desk/chest unit**:
    - **Manufacturer**: Blockhouse Co. Inc., 3285 Farmtrail Road, York, PA, 17406-5602
    - **Finish**: English Oak (typical for all Blockhouse-provided FF&E unless otherwise noted)
Model:
C390150-WV00-00001A0
C9, desk/chest unit, three-drawer
30" wide, w/extendable work area
Routed C7 style pull
Built-in electrical outlet

Double wardrobe: Provide in rooms with no closets. Replace no less than every fifteen years.
Manufacturer: Blockhouse Co. Inc., 3285 Farmtrail Road, York, PA, 17406-5602
Finish: English Oak (typical for all Blockhouse-provided FF&E unless otherwise noted)
Model:
C290250-W000-00001A0
C9, double wardrobe
Two-drawer, closet rod
Chrome pull(doors)
C7 pull(drwrs)

Desk Chairs: Provide one per desk. Replace no less than every five years.
Manufacturer: KI
Model: Strive Four-Leg Poly Chair
Base Model: SLNAP
Materials: Base/frame: black, Ploy colors: black
Base style: Four-leg
Shell Style: All poly
Arm Style: Armless
Glides/ Caster Option: Glides Steel

Combo Microwave / Refrigerator: Provide one per residential unit. Unit must be on its own dedicated power circuit. Run till end of useful life and replace as needed.
Four singles, doubles, or triple: 3.1 cubic foot model
Manufacturer: Interion Corporation “Microfridge”
Model: 3.1MF7-7D1 Safe plug, one defense smoke sensor
Finish: Black

For quads: 4.5 cubic foot model
Manufacturer: Interion Corporation “Microfridge”
Model: 4.5MF7-7D1X Safe plug, one defense smoke sensor
Finish: Black

Mattresses: Replace no later than every seven years.
Manufacturer: American Hotel Register
Model: 5544FE1800OXV780G Mattress Dorm 36 x 80 GL

Sofas in suite / apartment units: Reupholster / new fabric no later than every eight-ten years.
Replace no later than every twenty years.
Manufacturer: Sauder Education, 930 W. Barre Rd, Archbold, OH 43502
Model: 57113, Moment Sofa
Grade B Fabric/com fabric, Custom Fabric Finish; Alta Food and Beverage
Maple wood, Finish #74 Amber
No Welt Cord needed.

Love seats in suite / apartment units: Reupholster / new fabric no later than every eight-ten years.
Replace no later than every twenty years.
Manufacturer: Sauder Education, 930 W. Barre Rd, Archbold, OH 43502
Model: 57112, Moment Loveseat
Grade B Fabric/com fabric, Custom Fabric Finish; Alta Food and Beverage
Maple wood, Finish #74 Amber
No Welt Cord needed.

Side chairs suite / apartment units: Reupholster / new fabric no later than every eight-ten years.
Replace no later than every twenty years.
Manufacturer: Sauder Education, 930 W. Barre Rd, Archbold, OH 43502
Model: 57111, Moment Chair,
Grade B Fabric/com fabric, Custom Fabric Finish; Alta Food and Beverage
Maple wood, Finish #74 Amber
No Welt Cord needed.

Public Area Furniture:
Below is the public area furniture approved at Marion Spencer Hall, the most recent new residence hall built by the university with all appropriate copyright, credit, and recognition to GBBN Architects for developing attached specifications for the university. It is shared to give a sense of the quality and composition of type desired. It is not, however, a sole-source that the P3 partner must comply with, just an indicator of type desired. Rather, when any new or replacement of public area furniture needs to occur, the P3 partner shall provide the university the basis of design and approved equal systems proposed and the layout to delineate the overall FF&E selected.

The proposed furniture must be approved by the University Architect or their designee. No equals, alternates or other substitutions from those reviewed and approved may occur. Related durability, fabrics, warranty duration, and other aspects shall be reviewed and approved by the university.

Reupholster / new fabric no later than every eight-ten years.
Replace no later than every twenty years.
## Furniture Specifications

### Resident Lounges

**Bench (level 900)**

<table>
<thead>
<tr>
<th>Item Name: Radiant Bench</th>
</tr>
</thead>
<tbody>
<tr>
<td>Item #: 7103</td>
</tr>
<tr>
<td>Description: 3-seat upholstery and wood bench, COM</td>
</tr>
<tr>
<td>Finishes:</td>
</tr>
<tr>
<td>COM: Maharam Compound</td>
</tr>
<tr>
<td>#466196 Blaze #007</td>
</tr>
<tr>
<td>Wood: #14 Natural White Oak</td>
</tr>
<tr>
<td>Metal: #90 Metallic Silver</td>
</tr>
</tbody>
</table>

**Location:** 999  
**Quantity:** 1
Furniture Specifications

Ground Floor Dining

Tables

DT-6  Manufacturer: ERG
      Item Name: Drake Table
      Item #: DR 60D

      Description: 60" diameter, 4 column base table, 4A Edge

      Finishes:
      Surface: Pionite #WM951, Honey Maple
      Edge: 4A Edge; Ultra Clear Maple, transparent maple and beech stain
      Legs: Powder Coat Brushed Aluminum

      Location: G20A-F
      Quantity: 3

Ground Floor Dining

Tables

DT-7  Manufacturer: ERG
      Item Name: Drake Table
      Item #: DR 3048-Flip-D CASD

      Description: 30"x48" flip top table on castors

      Finishes:
      Surface: Pionite #WM951, Honey Maple
      Edge: 4A Edge; Ultra Clear Maple, transparent maple and beech stain
      Legs: Powder Coat Brushed Aluminum

      Location: G25
      Quantity: 7
## Furniture Specifications

### Level 100 Office

#### Table (laundry room)

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Item Name: Parna table, 29” H</td>
<td></td>
</tr>
<tr>
<td>Item #: SP/PRM2460/UR4</td>
<td></td>
</tr>
<tr>
<td>Description: 29” high metal leg table, 1.25” thick top with 3mm wood flat edge band.</td>
<td></td>
</tr>
</tbody>
</table>

**Finishes:**
- **Surface:** Pionite #WM951, Honey Maple
- **Edge:** Square
- **Leg and Frame:** Powder Coat Brushed Aluminum

**Location:** 101
**Quantity:** 1
Furniture Specifications

Resident Lounges

Barstool (level 300)

LS-9A Manufacturer: Knoll
   Item Name: Multi-Generation Counter Stool
   Item #: 2-C-C-N-X

   Description: Armless counter stool

   Finishes:
   Shell
   GY Gray
   Frame:
   #3 Metallic Grey

Location: 334
Quantity: 2

Resident Lounges

Stacking Chair (level 900)

LS-9B Manufacturer: Knoll
   Item Name: Multi-Generation Stacking Chair
   Item #: 2-S-C-N-X-GL

   Description: Armless stacking chair with glides

   Finishes:
   Shell
   GY Gray
   Frame:
   #3 Metallic Grey

Location: 915
Quantity: 7
Resident Lounges

Lounge Chair (level 400, 900)

LS-5B Manufacturer: Coalesse
   Item Name: Joel
   Item #: COWK100

Description: Return swivel base lounge chair with integral arms.

Finishes:

COM: Designtex Rise #3809-301 Scarlet

Location: 434
Quantity: 2
Furniture Specifications

Resident Lounges

Lounge Chair with Tablet Arm (level 300)

LS-7A Manufacturer: JSI
Item Name: Moto
Item #: MTL301UAR with Tablet Arm

Description: Incline club arm chair with rotating square (10"x16") tablet arm, 1 left handed and 1 right handed

Finishes:

Material A (chassis, back & arms):
  - Momentum Textiles
  - Turin, Color Highway with Duroblock and Nanotex finishes.
Material “B” (seat cushion):
  - Maharam Mimic
  - #465136-010 Umbra.

Tablet Arm: Shea Maple Laminate
Metal leg: Soft Nickel

Location: 334
Quantity: 2

See addenda 3 regarding fabric selections
**Furniture Specifications**

**Resident Lounges**

**Study Carrel (level 200)**

LS-1A Manufacturer: Steelcase

Item Name: Brody Privacy Lounge, no foot rest

Item #: 488WP, right hand

Description: Lounge seating with left handed work surface, privacy screens, plastic trim

**Finishes:**

Upholstery on lower surround:

Designtex Crossweave

#3762-402 Freshwater with added Nano-Tex and Duroblock finishes

Side Surface:

Laminate woodgrain

Winter on Maple

#2511/25L1

Upholstery on seat:

Designtex Rise #3809-804 Gunmetal

Screen Type:

Acrylic

Metal:

Platinum Metallic #1799

Location: 234

Quantity: 1

See clarifications within Addenda 3
Furniture Specifications

Resident Lounges

Study Carrel (level 200)

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LS-1  Manufacturer: Steelcase
Item Name: Brody Privacy Lounge w/
Extension, no foot rest
Item #: 488WE, right hand
Description: Lounge seating with work
surface and privacy screens, plastic trim

Finishes:

Upholstery on lower surround:
Designtex Crossweave
#3762-402 Freshwater
with added Nano-Tex
and Duroblock finishes.

Side Surface:
Laminate woodgrain
Winter on Maple
#2511/25L1

Upholstery on seat:
Designtex Rise #3809-
894 Gunmetal.

Screen Type:
Acrylic

Metal:
Platinum Metallic #4799

---

Location: 234
Quantity: 1

See clarifications within Addenda 3
Furniture Specifications

Level 100 Office

Seating—guest chair

OS-5  Manufacturer: Keilhauer
      Item Name: Tura
      Item #: 65260 with plastic glides

      Description: Armless side chair, 4 legs
      Finishes:
      Veneer Shell: Natural Oak
      Legs and Frame: Powder coat PC00, Nickel

      Quantity: 37

Resident Lounges

Lounge Coffee Table

LT-2  Manufacturer: Keilhauer
      Item Name: Talk Coffee Table
      Item #: 8725

      Description: Large Square Occasional Table

      Finishes:
      Laminate Top: Wilsonart #K4830-18
                     Satin Stainless
      Table Base: Standard Black

      Location: 799, 899, 999
      Quantity: 3
Furniture Specifications

Level 100 Office

Seating—break room chairs

OS-1  Manufacturer: Keilhauer
      Item Name: Tuna
      Item #: 65160 with plastic glides

      Description: Armless side chair, 4 legs

      Finishes:
      Plastic Shell: #14 Warm Gray
      Legs and Frame: Powder coat PCOG, Nickel

      Location: 100, 101, 121, 130
      Quantity: 14

Level 100 Office

Seating—community kitchen stools

OS-2  Manufacturer: Keilhauer
      Item Name: Tuna
      Item #: 67180, with plastic glides

      Description: Armless, sled base bar stool

      Finishes:
      Plastic Shell: #14 Warm Gray
      Frame and Legs: Powder coat PCOG, Nickel

      Location: 100
      Quantity: 4
### Furniture Specifications

#### Ground Floor Dining

**Seating**

DS-6  Manufacturer: ERG  
Item Name: Malibu  
Item #: 8504-2F0-0D-3665-P-COM-Venner

Description: 72” straight banquette, duplex powder coat legs, veneer privacy panel, power centered in apron and clean-out in seat back. Provide ganging device.

<table>
<thead>
<tr>
<th>Finish</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Back</td>
<td>COM: Maharam Reef #466332, color 005 Baltic. 54” wide, repeat: 30 3/4” V, 3 1/2” H. acrylic back, 56% cotton, 30% nylon, 14% PC. Railroaded with Nano-Tex and Durablock finishes.</td>
</tr>
<tr>
<td>Seat</td>
<td>COM: DL Couch Source One Upholstery ayano UHN-AY-08. Shadow Dance. 54” wide vinyl face, polyester back</td>
</tr>
<tr>
<td>Privacy Panel</td>
<td>Ultra Clear Maple, transparent maple and beech stain</td>
</tr>
<tr>
<td>Legs</td>
<td>Brushed Aluminum</td>
</tr>
</tbody>
</table>

Location: G20A-F  
Quantity: 6
Level 100 Office

Tables—break room large

OT-2  Manufacturer: ERG
      Item Name: Drake Table
      Item #: DR 3048

      Description: 30”x48” Table, 4A Edge, no power

      Finishes:
      Surface: Pionite #WM951, Honey Maple
      Edge Color: 4A Edge; Ultra Clear Maple; transparent maple and beech stain
      Legs and Frame: Powder Coat Brushed Aluminum

Location: 130
Quantity: 1

Product Requirements

--- END OF SECTION ---