



#SHELLDEFINITION

Building Overview	Class-A nine story office building with gross area of approximately 201,000 FAR GSF, inclusive of ground floor retail and theater uses. Typical office floor plates of 21,500 GSF each with an approximate 8% Single-Tenant Core Factor and approximate 11.6% Multi-Tenant Core factor. Parking is provided in a subterranean garage below the building, with speed ramp access from a curb-cut at grade.
Building Code	The project designs are based on the 2009 VUSBC / IBC. The building is classified as a high rise, with the highest occupiable floor occurring between 75 and 120 feet above grade. Construction Classification is type 1B. The building is fully sprinklered.
Sustainability	The building will pursue and achieve LEED Gold Core and Shell 2009 certification (60 points minimum).
Structure	Cast-in place post-tensioned concrete long span system using 30' by 45' typical bays; 12'-1" typical floor-to-floor height; 80 lb psf live load; 20 lb psf partition load.
Building Skin	Thermally-improved fixed aluminum curtain wall glazing system with high performing Low E insulated glazing; mullions spaced at 5' horizontal modules. Opaque areas consisting of composite metal panel and precast concrete cladding. Main lobby entry includes glazed vestibule with glass doors tied to building security system.
Office Tenant Areas Level of Finish	All office tenant areas include the following finishes/elements: <ul style="list-style-type: none">• Exposed structure above• Exposed floor slab• Exterior faces of core walls taped and finished ready for painting• Exposed structural columns with exposed wet stacks at designated locations• Interior of opaque exterior wall surfaces framed and insulated, ready for tenant's application of gypsum board finish• 1" painted metal mini-blinds at all exterior vision glazing• Typical Tenant ceiling heights are anticipated at 9'-0" (with 10'-0" ceiling heights possible at portions of top floor) and assume a managed plenum as follows:<ul style="list-style-type: none">- 17" structural depth at beams (8" slab depth between beams)- 14" zone for ducts and sprinklers- 6" shared zone for lighting and ceiling system.
Toilet Rooms	Fully furnished ADA-compliant separate sex toilet rooms provided on each floor; include the following features / finishes: <ul style="list-style-type: none">• Monolithic polished granite vanity with under-mounted bowls, chrome fixtures/fittings, and continuous laminate-faced skirt to conceal plumbing.• Ceiling hung brushed stainless toilet partitions with swinging doors, and coat hooks at interior face of door• Wall-mounted water closets and urinals• Automatic water-saving battery-powered sensor-operated: vanity faucets, urinal and water closet flushometers• One manually operated soap dispenser with 6" spout at each lavatory• Ceramic floor tile with matching 6 inch base tile; tile on wet walls to ceiling• Painted finish at wall areas not to receive tile• Painted gypsum board ceilings• Recessed fluorescent down lighting with indirect cove lighting above toilet compartments• Frameless mirror above vanity extending to ceiling level with integrated vertical sconce lighting• Brushed stainless steel toilet accessories; partially or fully recessed, where applicable
Tenant Plumbing Tie-In Points	Two connection points per floor are provided for tenant pantries for: domestic cold water, waste, and plumbing vent.
Parking	Parking is provided for approximately 250 self-parked spaces on 3 ½ below-grade levels, with shuttle elevator service to lobby level. Office parking ratio of 1 space per 785 GSF.



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Service Dock

Enclosed dock is accessed directly from Randolph Street and provided with two at-grade loading bays, including one dedicated bay for loading, with hydraulic lift, and another dedicated for a combination trash/recycling compactor. Service dock is connected directly to combined service/passenger elevator via service corridor.

Elevators

Separate tower elevators are provided for office floors, and separate garage shuttles are provided for garage levels. A cross over transition occurs at the main building lobby. Class A elevator service is provided to office floors through four 3500 pound capacity gearless traction cars; three passenger cars and one shared passenger/service car.

HVAC System

Chilled water central plant system with one central Variable Air Volume air handling unit on each floor.

Cooling is provided by two water chilling units, mounted at garage level. Chillers are cooled by two cooling towers mounted at roof level; each to allow for approximately 120% of the chiller capacity, or approximately 130 tons of spare condenser water capacity for future use to serve tenant supplemental HVAC units. Lobby level provided with condenser water cooled self-contained unit for 24 hour operation. Critical loads (elevator machine room) are conditioned by a split system and connected to emergency power.

Typical floor air handling units consists of a horizontal blow-thru variable volume unit with a variable speed drive. Supply air temperature will be 45 deg to 46 deg F and distributed to floor with lined or insulated duct work located in tenant ceiling space; return air through ceiling plenum. Reheat and space heating at typical office areas provided through electric heating coils located in fan powered terminal devices. A limited amount of fan powered terminal devices (PIU's) are furnished and will be installed under the base building scope of work which are necessary to provide temporary but limited heating and cooling on each floor.

Outside air is provided by a roof mounted fan and ducted to each floor's fan room via a vertical riser and outside air constant volume regulated air valve. Outside air is adjustable and interlocked with building pressure exhaust valve for IAQ control.

Typical floor mechanical system capacities are based on the following:

- Typical Office Space Lighting: up to 1.1 watts per usable square feet
- Typical Office Space receptacle/equipment loads: up to 2.0 watts per usable square feet
- Typical Office Space occupancy: 1 person per 145 usable square feet
- Typical Office Space Outside Air Quantity: 0.12 cfm per usable square feet.

Electrical System

Main service to the building is 480 volt, 3 phase, 4 wire service to multiple switchboard sections located at garage level electrical room. Typical office floors served from main electrical room through 277/480 volts bus duct riser. One 112.5 kVA, dry type 480:120/208 volt three phase, four wire transformer is provided at each floor. Each electrical room provided with 277/480 volt and 120/208 volt distribution panels, plus additional space for supplemental tenant panels.

Electrical system capacities available for office tenant use shall be as follows:

- Lighting 277/480 V: Typical office space 1.1 watts per usable square feet
- Receptacles: 120/208 V: Typical office space 5.0 watts per usable square feet
- An additional 2.0 watts per usable square foot capacity is available in the bus riser for future office tenant electrical loads.

A diesel engine-driven standby power 480/277 volt, three phase, electric generator with automatic controls and a diesel fuel oil storage tank having a minimum of 8-hours of fuel oil supply is provided for life safety systems only. Power for tenant emergency lighting is available at designated panel boards in core electrical room on each floor.

Space and ventilation provisions within the P1 level are allocated for a tenant-provided natural gas engine driven back-up power generator of up to 200 KW capacity.



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Retail Space Provisions

Retail tenant areas shall be provided as "cold dark shell" and shall receive the following provisions/finishes:

- Entrance/Egress points to sidewalk and to internal building service corridor.
- Full storefront glazing by base building, including entry doors provided by base building.
- Floor Construction: Conventionally reinforced concrete slab; set level with entrance point; steel trowel finish; with insulation applied to underside.
- Exposed concrete columns, exposed concrete floor slab, and underside of slab above to be exposed concrete. Unpainted CMU and/or taped GWB finish at demising / perimeter walls; insulated studs ready for tenant's application of gypsum board finish at opaque portions of exterior walls.
- Grease Exhaust: Access to dedicated rated shaft and conduits from ceiling of adjacent service corridor to roof location above penthouse. Shaft is sized to accommodate a duct of approximately 30 inches by 30 inches plus six inch separation / insulation at all sides. Tenant to provide: ductwork, exhaust fan, roof penetration and roof curb and is also responsible for rated horizontal extension from bottom of shaft to termination point within tenant space.
- Kitchen Make-up Air: Access to louvers within tenant's storefront at ground floor; tempered by tenant.
- Dishwasher Exhaust: Access to louvers within tenant's storefront at ground floor.
- General / Toilet Room Exhaust: Access to louvers within tenant's storefront at ground floor.
- Outside Air: Access to louvers within tenant's storefront at ground floor.
- General Heating/Cooling: Valved and capped supply and return connection points within retail tenant area to building condenser water system. Condenser water usage to be sub-metered; meter to be provided by Tenant. Tenant to provide water cooled air conditioning unit(s) and circulation pump(s) within tenant space. Condenser water provided at 1 ton per 200 sq. ft. and 3 gpm per ton.
- Tenant Refrigerator/Freezer to discharge waste heat directly into tenant space.
- Water Supply: Cold water with sub-meter; valved and capped at tenant space; sub-meter to be provided by Tenant
- Water Heater: To be provided by Tenant; electric water heater assumed.
- Sanitary/Vent: Sanitary line below floor of tenant space for tie in by tenant with vent pipe capped at ceiling level of tenant space for tie-in by tenant.
- Grease Trap: Space is allocated on the P1 level of the garage for a future tenant-provided grease trap of up to 1,500 gallon capacity. Sanitary invert elevations in the building allow for gravity drainage into and out of grease trap, Base building design includes concept plan and enclosed room for grease trap facility, assuming grease trap will be located in an enclosed ventilated room and can be serviced by truck from adjacent garage area (8'-2" vertical clearance). Grease trap, connection to sanitary line exiting the building, and ventilation provisions to be provided by tenant.
- Sprinkler: Fully sprinklered shell space with upright heads; Ordinary Hazard Group I; Tenant to provide modifications to suit tenant's layout.
- Electrical: Tenant responsible for coordination with Utility Company for: meter, disconnect at wire trough, conduit, feeder conductors and panel boards
- Tel/CATV: Conduits between remote communications backboard and Tenant's ceiling space. Tenant responsible for coordination and installation of telephone and cable TV services.
- Fire Alarm: Tenant responsible for installation of independent fire alarm system that is compatible with building system. Tenant is also responsible for tie-in to building system and compliance with all requirements of local authority.