

OFFICE TOWER BUILDING SHELL AND CORE IMPROVEMENTS

At the sole discretion of the Landlord and in accordance with local governing authorities, the "Shell and Core" shall consist of the following:	
BUILDING LOBBY	<ul style="list-style-type: none"> a. Main entry lobby shall include premium finishes, which include stone flooring, wood paneling, articulated gyp board ceiling with light troughs. b. Security desk. c. Tenant directory shall be provided. d. Tenant mail boxes shall be provided.
CORE	<ul style="list-style-type: none"> a. Perimeter walls shall be GFRC, pre-cast concrete and/or glazed window wall systems. The interior of the perimeter wall shall be ready to receive studs, insulation, and drywall. b. Electrical, telephone and toilet rooms, janitor closets and stairwells shall be finished. c. Exit signs within core shall be provided. d. Locking devices and closures shall be provided for all exit, stairwell and electrical/telephone room doors. e. Floors shall be smooth finish concrete, ready for Tenant Improvement flooring. f. Drinking fountains shall be provided on each floor.
STRUCTURAL	<ul style="list-style-type: none"> a. Floor loads shall be designed for 100 psf (80 psf live load plus 20 psf partition load). b. The building shall be Class A – high rise rated. c. All penetrations for the Shell and Core construction shall be fireproofed. d. Curtain wall shall be completely installed and shall be water tight under design conditions. e. Space clear of all pipes, duct work, etc. shall be provided, for nominal finished ceiling height of nine (9) feet (±).
ELECTRICAL	<ul style="list-style-type: none"> a. One electrical service distribution point shall be provided per floor. b. An emergency generator shall be included and sized to back-up Building life safety equipment and functions. c. Lighting at 1.5 watts per square foot. d. Receptacles at 5.8 watts per square foot. e. Two-5000 amp 277/480 volt main switchboard with multi meters for retail spaces only.
ELEVATORS	<ul style="list-style-type: none"> a. Six passenger elevators and one freight/service/passenger elevator serving the ground level and the office tower levels shall be provided. b. Two parking garage elevators serving the ground floor and parking levels shall be provided.
HVAC	<ul style="list-style-type: none"> a. Central HVAC system shall include two centrifugal chillers. b. Main HVAC duct loop shall be provided one each floor. c. HVAC system shall be tied to remote energy management control system with after hour phone call-up for lighting and HVAC. d. HVAC design specifications shall meet or exceed American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) standards. e. The infrastructure shall include dedicated hydronic cooling capacity for specialty areas that require continuous cooling and after hours service, such as computer LAN rooms. In accordance with Schedule 3, Utility Services, all costs to provide HVAC equipment; installation; monitoring devices; engineering; and, additional capacity shall be borne by the Tenant. f. The tower's central air system shall be variable air volume, with zone heating and shall include hydronic chilled water from two-475 ton central centrifugal chillers and hydronic heating water from two-4,750 MBH central boilers. g. The central cooling load shall be 325 square feet per ton average, and assumes average zone size of 800 square feet. Each floor has its own main air distribution duct loop.

	h. The 25 th floor level shall include an additional dedicated high capacity duct main providing more airflow and cooling/heating load capacity due to larger window exposure on this floor.
FIRE AND LIFE SAFETY	<p>a. The building shall be constructed in accordance with all applicable provisions of the NFPA.</p> <p>b. Sprinkler system loop and branch distribution piping shall be provided, with exposed sprinkler heads turned up.</p> <p>c. Multiplex fire alarm system with expansion capabilities shall be provided. The fire protection system riser and PIV's shall be monitored.</p>
TELEPHONE	a. One telecommunication distribution point shall be provided per floor.
PLUMBING	a. Two (2) waste line stub-ups and two (2) cold water stub outs shall be provided on each floor.
PUBLIC RESTROOMS	<p>a. Ladies' and Men's rooms shall be finished with ceramic tile on wet walls and floors. Ceilings, stone vanities, fixtures, trim, lighting and all mechanical services shall be in accordance with code requirements for maximum occupancy.</p> <p>b. Accessories shall include floor mounted partitions, mirrors, soap dispensers, grab bars, feminine hygiene dispensers and disposals, toilet tissue dispensers, paper towel dispensers, waste receptacles, toilet seat cover dispensers and robe hooks.</p> <p>c. Janitors' closets shall include floor sink, shelves, and mop & broom holders. One Janitor closet shall be provided on every third floor.</p>
WINDOW COVERINGS	a. Window coverings shall not be provided in the shell.