

MULTI TENANT FLOOR

Building Standard Specifications applicable to improvements required to be completed as part of Landlord's Work

I. GENERAL

The project site is 4.493 acres located on the corner of the Town & Country Boulevard and Queensbury Lane. The project consists of a 10-story office building, a 2-story theatre building and an 8-story parking garage and associated site and utility work. The office building contains approximately 256,000 modified BOMA net square feet.

The main mechanical, electrical, fire protection systems and back-of-house services will be located primarily at the first floor. The roof penthouse will house HVAC equipment as well.

The project is designed in accordance with the requirements of the 2006 International Building Code, with Houston amendments, and 2012 Texas Accessibility Standards. The office tower construction is Type IA, fully sprinklered, and the garage construction is Type IIB, open, not sprinklered. The proposed level of U.S. Green Building Council L.E.E.D. initial rating is a minimum of Silver or higher.

II. BUILDING CORE AND SHELL, SYSTEMS AND FINISHES

a. Building Exterior

Window wall: Extruded aluminum

Curtain wall: Extruded aluminum Curtain wall system shall withstand wind loads as required by governing building code requirements using a basic wind speed of 110 mph.

Glass: Vision - (Refer to elevations on drawings)

Spandrel – (Refer to elevations on drawings)

Exterior Column covers: Natural stone

Architectural Precast Panels: Precast concrete construction spandrel panels at all levels where indicated on elevations.

Entrance Plaza:–natural stone

Site: Concrete sidewalks and entry drives to parking garage with inset colored concrete pavers.

Site Lighting: architectural site lighting

b. 1st Floor Lobby

Floors and Base: Natural stone flooring

Walls: Full length of main lobby wall is natural stone with accent veneered wood paneling

Ceiling: Suspended acoustical ceiling panels

Lobby entries shall be glazed

Entry canopies and adjacent canopies at the first floor shall clad in aluminum composite material.

c. Typical Floor Lobbies

Floors and Base: Carpet and thin-set stone, commercial grade direct glue carpet tile "Metri" 04654 by Tandus in "Quartzite and Johnsonite 4" rubber base in "Silver Grey" 55.

Walls: Vinyl wall covering, with stone base and accents

Ceilings: Gypsum drywall, painted

Lobby finishes on all upper floors to be installed with tenant construction. Lobby drywall partitions to be taped and floated only with core and shell construction.

d. 1st Floor Public Corridors

Floors: natural stone flooring

Walls: painted gypsum board

Ceilings: 2 x 4 lay-in at 9'-0", tile and 9/16" white reveal grid, 2 x 2 light fixtures, HVAC and life safety devices

e. Typical Floor Corridors

Floors and Base: Carpet and 2 1/2" cove rubber base;

Walls: Vinyl wall covering.

Ceilings: 2 x 4 lay-in at 9'-0", tile and 9/16" white reveal grid, 2 x 2 light fixtures, HVAC and life safety devices

Corridors on all upper floors to be installed with tenant construction.

f. Lease Space

Floors: Exposed concrete

Walls: Gypsum drywall at core walls to be taped and floated only (paint ready); gypsum drywall on exterior walls to be screw attached only with no taping and floating. Gypsum drywall on columns to be added with tenant construction

Ceilings: Exposed structure.

Ceiling Material: Landlord shall purchase and provide ceiling grid, tile, and lights (within thirty (30) days after receipt of notice from Tenant for ceiling grid and tile, and within forty-five (45) days after receipt of notice from Tenant for lights). Tenant shall install such ceiling grid, tile, and lights as part of the Tenant Improvements work.

Windows: Blinds purchased, provided and installed by Landlord for all exterior windows in the Premises.

Ceiling Grid: Ceiling Tile is by Dune Second Look II in a 2' x 2' size by Armstrong. The ceiling grid is Suprafine XL also by Armstrong.

Lighting: Typical lighting is the "Coffaire II" 2' x 4' fixture by Phillips

Wall Condition (Corridors): Level 4 finish gypsum board with a painted finish.

Doors: Doors are veneered wood doors. Veneer is plain sliced walnut stained to match Architect's sample.

Shades: Windows roller shades are by Solarfective, Phifer Style 4000, material pattern is SheerWeave Granite (P10). (To be supplied by Landlord and installed by Tenant.)

g. Restrooms

Floors: Porcelain tile in a pattern consisting of various colors and sizes.

Walls and Base: Porcelain tile in a pattern consisting of various colors and sizes on wet walls and vinyl wall covering elsewhere. Porcelain tile base at all walls.

Ceilings: Gypsum drywall, painted. Cove lighting above counters and toilet stalls.

Countertops and mirrors: "Floating" granite top (held 1 1/2" from rear wall and sides); one, frameless mirror full length of counter; one, full length mirror in each women's restroom

Toilet Stalls and Accessories: Floor to ceiling gypsum board walls at face of stalls, 7' louvered wood doors with 6" undercut, 66" high stainless stl. partitions with 12" undercut between stalls, and #4 stainless steel accessories.

Plumbing Fixtures: All fixtures shall be water-saving, including high efficiency automatic sensor dual flush toilets high efficiency sensor urinals and low-flow automatic sensor lavatory faucets.

h. Mechanical/Electrical/Telephone/Elevator Rooms

Floors and Base: Sealed concrete, including housekeeping pads and curbs, and 2 1/2" rubber base

Walls: Gypsum drywall painted

Ceilings: Exposed structure

i. Partitions

Typical partitions to be 5/8" gypsum drywall, on 3 5/8", 25 ga. metal studs, at 16" OC; Elevator shafts, stairways, and MEP shafts to be 2 hour, fire-rated, gypsum drywall shaft walls. Mechanical rooms and restrooms partitions to receive 3" acoustical insulation. Elevator core and lobby walls scheduled to receive natural stone finish

j. Doors, Frames and Hardware

Typical tenant and core doors: 3' x 9' solid core flush wood with wood veneer in aluminum frames, mortised lever locksets with removable cores typical. All wood veneer and wood in door cores shall be FSC certified, and contain no added urea-formaldehyde.

First floor lobby tenant doors: Pair of 3' x 7'6" balanced glass doors to be installed with core and shell construction.

First floor public entrances: Two (2) 8' nominal wide manual revolving doors. Four (4) 3' x 9' balanced glass entrance doors with shoe frames finished to match curtain wall. One pair of (2) 3' x 9' medium stile aluminum/glass entrance doors finished to match the curtain wall.

First floor service doors: Pair (2) 3' x 9' painted steel, insulated doors and frames. A single (1) 3' x 9' door will serve the service corridor.

III. AIR HANDLING AND AIR DISTRIBUTION SYSTEMS:

1. Each floor will have chilled water air handling units supplying approximately 27,000 cfm capacity with VAV variable speed drive air pressure controller.
2. Conditioned air will be supplied to each zone through perimeter slot diffusers and interior zone ceiling diffusers provided by tenants.
3. VAV Terminals: fan-powered units with electric resistance heating on perimeter and top floor zones, fanless (squeeze-damper) units on interior zones.
4. Ducting: Primary ducting shall be installed to the VAV boxes. Perimeter slot diffusers and related ducts shall be installed by tenants.

IV. ELECTRICAL

ELECTRICAL LOAD CRITERIA:

In addition to all other electrical loads due to the building's equipment, the building shall provide within the Base Building electrical distribution system with the capability for the following demand load for tenants.

1. 3.5 VA/gsf – Tenant Lighting @ 480/277 volt)
2. 5 VA/gsf – Tenant Power @ 120/208 volt)

EMERGENCY SYSTEMS:

A Cummins diesel engine 750 kw / 937 kVA emergency generator is provided with an automatic transfer switches and 12 hour fuel supply for emergency power to the building for life safety (emergency lighting, communications, fire alarm, fire pump, at least one elevator per bank, central control station, fans for smoke free enclosures, etc., as applicable). Tenant will have to provide emergency tenant loads.

BASE BUILDING – FIRE

FIRE PROTECTION: Per Code

V. PLUMBING

Plumbing – Town Centre 1 will utilize low-flow fixtures throughout the building

A natural gas system has been provided for installation of emergency generators and equipment as desired.

VI. LIFE SAFETY

The facility is equipped with a combination sprinkler/standpipe system that is delivered by a base building fire pump and is connected to the base building emergency generator. The sprinkler system has the capabilities to be modified in times of renovation/remodel.

VII. ELEVATORS

Four (4) Machine Room Less (MRL) elevators rated. One (1) Machine Room Less (MRL) freight elevator

VIII. BUILDING DESIGN

The building is designed for 10 stories with the typical floor plate providing approximately 27,000 NRA. The first and second floors are smaller to accommodate overhangs along the west façade to provide pedestrian access.

Landlord shall incorporate into the Building design requirements necessary for Tenant to LEED certify their interiors construction, such as minimum energy and Indoor Air Quality performance standards, collection and storage of recyclables, etc.