

BASE BUILDING, SITE AND TENANT IMPROVEMENT DELINEATION

The purpose of this delineation is not to provide an all-inclusive list or definition of each of the project components, nor is it to provide a performance criteria for any of the components. It is simply to identify the category for each of the major components of the Work.

Description	Base Building	Site	Tenant
Core and Shell includes the complete design, permitting and construction of exterior walls; penthouse; common area restrooms; janitor closets; elevators; electrical, mechanical, and telephone rooms; loading docks; roof; stairways; first floor lobby complete	X		
Structural concrete and steel required for construction of the building core and shell	X		
Janitor closets complete, including finishes	X		
Mechanical rooms complete	X		
Telephone closets complete, excluding horizontal distribution of voice and data cabling	X		
Electrical rooms complete, including all transformers and electrical panels	X		
Building Management office, complete	X		
Fireproofing	X		
Elevators, including cabs, frames, entries and interior finishes	X		
Gypsum board partitions and related soffits and bulkheads taped and finished, ready to receive paint			
Perimeter	X		
Columns	X		
Core	X		
Restrooms rooms including all finishes	X		
Exit stairs including all finishes	X		
Freight elevator lobby including all access corridors	X		
Entrance lobby including all finishes	X		
Typical Elevator lobby on each floor including all finishes			X
Security/Concierge desk	X		
Ceiling systems			
Tenant Areas			X
Restrooms	X		
MEP Rooms	X		
Elevator lobbies (Tenant Floors)			X
Janitor closets	X		
Entrance lobby, and all access corridors	X		
Freight elevator lobby and all access corridors	X		
Exit Stairs	X		
Perimeter window blinds	X		
Interior blinds and special window treatments			X
Loading docks and associated equipment, including dock levelers	X		
Exterior signage			
Directional site Signage		X	
Monument Signage (convertible to Office Park Identification signage)		X	
Building Mounted & Illuminated Signage			X
Interior Signage			
Core & Common Areas	X		
Tenant Areas			X
STRUCTURAL			

Description	Base Building	Site	Tenant
Building structure, including slab on grade, supported slabs, columns, shafts, and structural steel	X		
Spray-on fireproofing, if required	X		
ELECTRICAL			
Incoming Service to within 5 feet of building		X	
Incoming Service to switchgear	X		
Switchgear	X		
Buss duct riser (capacity per specifications)	X		
On-floor transformers, electrical panels	X		
Power distribution for furniture, office equipment, and service, excluding core and shell.			X
Distribution to closets			
Low voltage panels	X		
High voltage panels	X		
Transformers	X		
Emergency Lighting			
Core and common areas	X		
Tenant area			X
Light Fixtures			
Core & common areas	X		
Tenant areas			X
Typical elevator lobbies			X
Main lobbies	X		
Convenience Outlets			
Core & common areas	X		
Tenant areas			X
Strobe lighting			
Core & common areas	X		
Tenant areas			X
Panel contacts (for both areas)	X		
Sleeves in Floor of core for telephone and fiberoptic cable (telephone)	X		
Voice/Data distribution			
Incoming service from utility company to main phone room	X		
Vertical sleeves	X		
Horizontal distribution			X
Outlets			X
Telephone switch			X
UPS System Automatic Transfer Switch			X
Emergency Generator (Life Support)	X		
Emergency Generator (Work Support)			X
Battery Back-up			X
Air Handling Units	X		
Supply and exhaust shafts, including equipment	X		
Perimeter VAV units	X		
Medium pressure duct work	X		
Low pressure duct work downstream of VAV boxes serving interior supply diffusers			X
Low pressure duct work and perimeter diffusers complete			X
HVAC at Core, including registers, grilles, and diffusers	X		
Energy management system	X		

Description	Base Building	Site	Tenant
All infrastructure up to and including VAV boxes	X		
Adequate number of VAV boxes, including thermostats and controls to satisfy ASHRAE throughout building, including installation, power and controls	X		
Relocation of VAV's to accommodate tenant improvements			X
Base Building HVAC			
Exhaust/Ventilation			
MEP rooms	X		
Toilet rooms	X		
Elevator rooms	X		
Stairs	X		
Cafeteria (provide shaft at core)			X
Exercise (provide shaft at core)			X
Shower/Locker room (provide shaft at core)			X
Supplemental A/C Units			
Extra system capacity	X		
Tenant specialty areas			X
Entrance common areas	X		
FIRE PROTECTION AND LIFE SAFETY SYSTEMS			
Standpipes	X		
Fire pump, sized to accommodate tenant built-out	X		
Distribution to main loop	X		
Valved connections	X		
Flow & tamper switches	X		
Branches, drops and heads (per code)			
Core areas	X		
Tenant area coverage equal to 1 head per 225 SF	X		
Sprinkler coverage beyond 1/225 in order to accommodate tenant layout			X
Water curtains at atriums (In common areas)	X		
Additional heads per tenant plan			X
Main lobby (flush heads)	X		
Life safety systems (audible, and visual devices), sized to accommodate tenant buildout	X		
Infrastructure , incl. panels to connect tenant work	X		
Core & common areas	X		
Tenant areas			X

Description	Base Building	Site	Tenant
Extinguisher cabinets/Extinguishers			
Core & common areas	X		
Tenant areas			X
Interface with central monitoring system	X		
Contact points on each floor to tie in tenant areas	X		
Fire Phones (per code)			
Fire control room	X		
Elevators	X		
Stairways	X		
Annunciation Panels (per code/specification)	X		
Fire command center	X		
PLUMBING			
Wet columns	X		
Core fixtures	X		
Drinking fountains	X		
Janitors sink	X		
Pantries			X
SECURITY			
Infrastructure to accommodate card readers, contacts, and all monitoring systems	X		
Card readers (including power & conduit)			
Garage gates	X		
Building entries	X		
Tenant entries			X
Typical floors			X
Exterior			
Parking structures complete		X	
All utilities, including water, sanitary sewer, natural gas, electric power, telephone service, fiberoptic, cable television delivered to the building, including necessary off-site work		X	
Installation of all required meters, inside the Building	X		
Storm water management systems, including piping, grading, dewatering, structures, and filters.		X	
All landscaping, sidewalks, roadways, parking areas, site lighting, water features, sculptures and other improvements made to the exterior of the building but not attached to the structure (To be determined)	X	X	
Plazas available for common use		X	
Plazas specifically dedicated to Tenant use			X
Lighting mounted to building exterior	X		
Rough grading		X	