

INTRODUCTION

The 1125 Seventeenth Street building is a 26 story commercial property located in the heart of lower downtown Denver, Colorado. The building rentable square footage is 489,393. Built in 1980 as a joint venture between L.C. Fulenwider and Metropolitan Life Insurance Company, the aluminum and glass structure has taken its place in the modern Denver skyline. The property lies between 17th and 18th Streets and Arapahoe and Lawrence Streets, and includes a 445 space 3 level parking garage and a drive thru motor bank. The project is currently owned in a joint venture partnership with Transwestern Investment Company, Broadreach Capital Partners and Equity West Investments.

PROPERTY CONSTRUCTION

The physical make-up of this property is steel and concrete construction with aluminum and glass curtain wall. Floors are pan decking with poured-in-place concrete rated at 100 pounds per square foot on a typical floor. Perimeter columns are on 20' foot centers with (4) interior columns and the concrete building core.1111

ELEVATORS

The property has a total of 3 structures with 13 elevators. There are 3 banks of elevators in the main tower, 2 high rise banks and 1 low rise bank. The high rise banks include cars 5-9 which travel from floors 1-25 and car 10, the freight elevator which travels from floor B-1-26. The low rise consists of cars 1-4 which travel from floors 1-11, with car 1 accessing level B-1. There are no crossover floors between low and high rise elevators. The parking garage below the B building consists of 2 banks of elevators. Cars P1 & P2 travel from floors 1-P3. Freight elevator car travels from the loading dock to level B-1. All elevator cars except for garage elevators are on security lockout after hours. Card access cars are low rise cars 1 & 2, high rise cars 5 & 6, and freight car 10.

HVAC SYSTEM

Temperature control for the building is provided by a central system which is located in the main plant on floor 26. Cooling is provided by two Carrier 19EA, R-134a (*converted in 2007*) centrifugal chillers rated at 612 tons each. They provide chilled water to evaporator coils located in two main air handlers. Air is provided by four Flakt, 150 horse power supply fans with Variable Frequency Drive controls, and four Flakt 30 horse power return fans with Variable Frequency Drive controls. Floor distribution is provided by Carrier Moduline VAV boxes. There are approximately 35-40 zones on each floor with each master handling a maximum of 5 slave units. Heating is provided by six steam heated shell and tube heat exchangers which feed a perimeter radiant loop system. There are four risers to the tower, east, west, north and south. These risers feed six zones on each floor. The other two heat exchangers feed floors one and two and the B building.

FIRE LIFE SAFETY SYSTEM

The fire life safety system is a Seimens Cerberus Pyrotronic system. This system was installed in 2001 and is fully addressable. The property is fully sprinkled with a wet system in the main tower and B building and a dry system in the parking garage and motorbank. In the event of a fire, the building stairwells become pressurized and are rated for a minimum of two hours of fire protection.

EMERGENCY GENERATOR

The property emergency system consists of an 890 horse power / 750 KVA generator set located on the main tower roof in the cooling tower enclosure. The generator handles the main fans, the emergency lighting systems, elevator cars 1, 5 & 10 and all life safety equipment in the event of a power outage.

ADA COMPLIANCE

ADA compliance includes automation of 2 breezeway entry doors, renovation of all multi-tenant floors, lever locks on all property stairwells, restrooms and new construction, upgrade of all tenant signage, handicap unisex restroom on floor 24, partial compliance in restrooms on all multi-tenant floors and renovation of all passenger elevator cars, except for the parking garage.

BUILDING SECURITY SYSTEMS

After-hours security and parking garage access is restricted by an Andover Control access system. Two passenger elevators in each bank of elevators have card readers installed. After hours, only those elevator cars with card readers are in use. The building has a camera system with approximately twenty cameras that are posted throughout the property and parking garage. The cameras are motion sensitive and record to a DVD recording system location in the Fire Control Center. They security cameras are monitored 24 hours a day by on-site security personnel. Two security officers per shift are on-site 24 hours a day, 365 days a year.

TELEPHONE/ELECTRICAL ROOMS

The building has stacked combined telephone/electrical rooms on each floor of the building. Access is restricted but a key can be obtained from the security desk to gain access to those rooms. The main point of entry for all telephone services is located in the parking garage on the P3 level.

REQUIRED BUILDING VENDORS

For any work involving the building Fire/Life Safety system, building management requires Fire Alarm Services be the contractor performing that work. For any work on the building access system, we require that the contractor performing that work to the system is Westover. The mechanical engineering firm is Hadji and Associates.

BUILDING STANDARD CONSTRUCTION MATERIALS

CARPET:	Shaw Commercial Carpets, or equal. All cut pile and loop Carpets are required to be a minimum of 32 oz. Glue down.
VCT:	Armstrong Premium Vinyl Composition Tile or equal. Companion Square 12"x12" by 1/8" gauge or equal.
RUBBER BASE:	Roppe or equal 4" cove and straight base.
PAINT:	The building standard paint is Benjamin Moore. Alternates are acceptable. All walls are to be latex with eggshell or satin finish. All Metal is to be oil base with semi-gloss finish. All paints should be low VOC paint.
WALL COVERING:	Medium grade vinyl or fabric wall coverings, selected per the design parameters.
WINDOW COVERINGS:	The building standard exterior window covering is a Mecho shade. New construction should have our "new" building standard, "Hunter Douglas" sheerweave 4000 series with 5% openness and 3" fascia. All interior window coverings are to be approved by building management.

CEILING GRID AND TILE:	The original building standard ceiling grid and tile is a metal T-grid with 4' x 4' lay-in acoustical panels. Many tenant areas have been upgraded to a 2' x 4' x 5/8" recessed acoustical tile, "Armstrong" Cortega 769". In 2007 we have upgraded our standard tile to a 2' x 4' "Armstrong" Cortega – second-look.
FLOURESCENT LIGHTING:	The building incorporates 1' x 4' trouffer style fixtures with F28T8 Lamps. Starting in 2007, we have upgraded our standard to a 2' x 4' "Focal Point" (model – skylite 2) indirect fluorescent fixture with (2) GE – F32T8-25W.- SPX41 type lamps.
COMMON AREA LIGHTING:	Corridors – 'Curt Verson' Wall Sconces – 'Luminart' – img 13134213 maple. Can Fixtures – 6" round – typically the CFL 32w.
LIGHT BULBS:	GE F32T8 25W SPX41-ECO CFL 32w. 3500k 4-pin CFL 13w. 3500k 4-pin CFL 13w. 3500k TCP medium base
LIGHT SWITCHES:	Occupancy Sensors – 'Sensor Switch' Mod.#WSD-PDT-1 Color – Ivory (unless otherwise agreed upon)
DOORS:	The building standard door is a red oak fire rated door with a golden polyurethane stain. The standard size is 36" x 96".
FRAMES:	The building standard frame is a Raco or comparable welded frame with 1 1/2" trim face. Single or Double door or sidelight frames are permissible.
HARDWARE:	The building standard passage and lockset is a Corbin Russwin 3300 Series lever set with NZD 625 chrome polished finish. 59 B1 keyway Classroom – CL3355 Storeroom – CL3357 Passage – CL3310
BREAKROOM FAUCETS:	Delta Brand.
PUBLIC/TENANT EXIT SIGNS:	DualLite/Hubbell LED1ACGWW (single face) and LED2ACGWW (double face) directional.
TENANT SIGNAGE:	ADA compliant tenant and common area signage, with wood accents matching lobby sconces, and Braille.
HVAC TERMINAL DEVICES:	The building incorporates the Carrier Moduline VAV System, with AG and AH Series (old style) diffusers. And HS Series (new style) diffusers.

**DEMISING WALL
CONSTRUCTION:**

All walls will be built from standard steel stud and 5/8" gypsum drywall construction. Demising Walls will be built to deck and fire rated where applicable.

~ CONTACT BUILDING MANAGEMENT WITH ANY QUESTIONS REGARDING THESE STANDARDS ~

VENDORS NOT ALLOWED AT 1125 SEVENTEENTH STREET

Under no circumstances are the following vendors allowed to work on the premises at 1125 Seventeenth Street:

Wray Mechanical
Great Plains Moving & Storage
Intermountain Electric
Avalanche Air Conditioning
New Creation Hardscapes
Sieb Tile and Stone
Americoat Painting & Decorating

APPROVED BUILDING VENDORS/CONTRACTORS

The following is a list of contractors that have performed work at 1125 Seventeenth Street and have current insurance on file in our office.

<u>Vendor/Contractor Name</u>	<u>Specialty</u>	<u>Phone Number</u>
Westover	Access Control / Card Access	303.429.3600
Gensler	Architect	303.595.8585
CCI, Inc.	Blinds and Window Covering	303.449.5866
ESCO	Building Automation	720.872.2245
Signs By Tomorrow	Building Signage	303.893.2001
Efficiency Integrated	Camera Systems, Security	303.280.3527
ABM Janitorial Services	Cleaning, Carpet Shampoo	303.279.9500
Colorado Hardscapes	Concrete	303.750.8200
Western Waterproofing	Concrete	303.364.6200
Hadji & Associates	Consulting Engineers	303.293.3800
Ban Electric	Electrician	303.424.1964
MC2 Electrical	Electrician	303.453.0284
Rodie Electric	Electrician	303.549.7013
Otis Elevator	Elevator Systems	303.298.9300
Fire Alarm Services	Fire/Life Safety	303.466.8800
Corporate Source	Furniture / Moving	303.571.5400
Boots Construction	General Contractor	303.721.5800
EJCM, Inc.	General Contractor	303.573.5678
I2 Construction	General Contractor	303.574.1118
Provident Construction	General Contractor	720.482.0200
Glass Systems	Glass Doors / Windows	303.428.8530
Colorado HVAC	HVAC	303.282.0094
Custom Air	HVAC	303.761.1036
Ducts Unlimited	HVAC	303.657.5592
Frontier Mechanical	HVAC	303.806.5400
Haynes Mechanical	HVAC	303.779.0781
M/H Lighting Associates	Lighting Consultant/Supplier	303.573.0222
Light Bulb Supply	Lighting/Electrical	303.295.1800
Mathias Lock & Key	Locksmith	303.292.9746
Classic Metals	Metal Work	303.288.8802
Gulley Metals	Metal Work	303.789.0386
Graebel Moving & Storage	Moving & Storage	303.214.6683
DeGroen Decorating	Paint, Decorating	303.570.6898
Preferred Painting	Paint, Decorating	303.695.0147
Historic Decorating	Paint, Decorating	303.773.3644
Total Plumbing	Plumbing	303.393.7271
Calaman Plumbing	Plumbing	720.981.3169
Security Plumbing	Plumbing	303.422.6675

Whenever possible, please use a contractor from our approved contractor list. The highlighted contractors on this list are **required** for any Design Engineering, Access Card, Electrical, or Fire/Life Safety work at 1125 Seventeenth Street – at this time no other contractors will be allowed to perform this type of work at the building.