

Joshua Green Building

Landmark. Location. Yesterday is Tomorrow.

Core & Shell Scope
Office Environment Floors 3-10

The following narrative provides a description of the scope for the core and shell portion of the historic renovation of the Joshua Green Building:

SUMMARY

The objective of the Joshua Green Building renovation is to create a truly unique Class A Historic office environment. The building will be equipped with completely modern, state of the art systems, while maintaining its historic landmark character.

BUILDING SYSTEMS

Mechanical: The Joshua Green Building will have a completely modernized heating and cooling system. In addition, the operable windows will be maintained. The mechanical system will provide a new cooling tower and plate and frame heat exchanger with sizing to accommodate 'free' cooling utilizing outside air as the exterior ambient temperature may provide.

The mechanical system will provide a new steam to hot water plant complete with pumps and hydraulics to maintain a minimum loop temperature throughout a constantly charged system. Stub out connections will be provided for distribution to future tenants. A heat pump with low pressure duct, diffusers, and an outside air economizer connection will service elevator lobbies on each floor, as part of core construction. Heat pumps serving the floors shall be furnished and installed as part of the tenant improvement scope. All heating and cooling shall meet the standards established by ASHRAE 55. This standard specifies the optimal combinations for indoor thermal environmental factors and personal factors that produce thermal conditions acceptable for an office environment.

Fans are provided on the building roof to pressurize the elevator shafts and the 2 stairwells. Exhaust fans are provided for the restrooms.

All new DDC controls for the chiller plant condenser water plant, the heating water plant and distribution are provided.

Fire Life Safety: The new fire detection system will start with a fire panel located in the new fire command center located behind the lobby. New detection devices will interconnect with this panel. The signal system will alert all new horn and strobe on the tower floors. This signal will also integrate with the new and existing fire sprinkler systems. The entire building will be fully equipped with sprinklers.

The new core and shell floor fire protection systems include quick response heads for state of the art protection.

Plumbing: The existing storm and sanitary systems will be decommissioned. All existing plumbing will be replaced with all new piping and code required backflow devices and necessary booster pumps. Within all restrooms from 3 thru 10 all new plumbing stacks, wall hung water closets, bathroom fixtures, countertop lavatories and floor drains and fixtures are provided. The cosmetic restroom features will be completely replaced and upgraded.

Electrical: A new 480 three phase riser will extend up through the floors to allow for connection of lighting, mechanical equipment, tenant equipment needs or independent tenant IT cooling needs.

A separate transformer located within the basement will step down the power to 208, feeding a separate bus riser providing general power for tenant use.

A new 150KV generator will provide the necessary power to the new and existing emergency systems. This generator will be located on the second floor roof allowing for fueling from the alleyway.

EXITING & SAFETY

Existing Stairway: The current historic egress stair will remain with a heightened protective railing and a new perimeter handrail.

In addition, a new pressurized exit stairwell will be constructed west of the restroom core from the tenth floor down to the third floor. Each floor will have an 'Area of Refuge Assistance'. At the third floor the egress path will proceed west to a final stair path down to the alley. This egress path replaces the non compliant existing exterior fire escape along the west side of the building.

TOWER FLOOR PLATES

Restrooms: The smaller existing restrooms on each floor will be completely demolished. New restrooms will be constructed. These new restrooms will have all new finishes, partitions, countertops and fixtures.

Restrooms will have all new finishes, partitions, countertops and fixtures. Combined these restrooms will comply with current Code standards for plumbing fixture counts on each floor, and will fully comply with ADA.

Floors 3 thru 10: All existing corridors, demising walls and ceilings will be completely demolished throughout these floors leaving only the elevator cores and exit stairwell walls in place. This demolition will take the walls to their original plaster, and the interior columns shall be taken to raw concrete.

With the elimination of the fire escape along the West wall, the entire exterior west wall masonry and window system will be demolished and replaced with exterior insulated stud and stucco finish. New wide exterior insulated double hung windows will be added allowing maximum views to Elliot Bay.

The remaining Southerly and Westerly existing windows on the floor will be demolished and replaced with energy efficient insulated double hung windows complementing the style of the original windows in these locations when the building was first constructed.

The existing historic windows along both the North and East face will be completely refurbished and building standard trim will be primed and ready for finish.

First Floor Building Lobby: All floor tile in the lobby will be refinished. New carpet insets will be provided. A new security desk will be located in the South alcove allowing for a more inviting experience. The building directory will be relocated to the right of the main entry.

The elevator cab interiors will be renovated and receive a new set of fabric and metal panels replacing the existing laminate panels. The cab ceilings will be replaced in order to establish class A historic building standards.

Structural Modifications: 2 two-story brace frames are added in the tower at grade level. These frames will rest on shear walls extending into the basement.

On the upper floors 3 through 10 perimeter concrete beams are added to create exterior moment frames based upon calculations provided by the Structural Engineer.

Concrete shear walls in both the North South and East West direction are added at the perimeter walls of the podium in the South West corner to collect the lateral forces experienced in this portion of the building and transfer them to the foundation.

Additionally, existing masonry wall attachments to concrete columns and beams overhead will be re attached with flexible bracing elements allowing the concrete frames full movement in a seismic event.

All existing non-structural masonry, clay tile and brick at the existing stairs and elevator shafts will be seismically braced to meet code throughout the building.

Windows: All windows will be fully operable. The historic windows and existing transoms along the north and east façade of the building will be fully restored and maintained. In addition, the windows along the south and east façade will be replaced with double hung insulated glass including a significant expansion of the window exposure along the west wall where the exterior stairwell is being removed. Windows on this wall will match the existing windows in height, but will be significantly wider to take advantage of the West views.

Ceilings: The ceilings on the upper floors will be constructed to take advantage of the exterior exposure and outside light available to the building through the existing operable windows and their transoms, as well as the new West and South facing windows.

A "spine" 6 foot wide and 7 foot 10 inches above finished floor will carry all mechanical and electrical services for the floor. The spine runs the length of the floor plate. It will be constructed with the tenant improvement. From there the ceiling will step up to 9 foot 6 inches above finished floor with a dropped ceiling carrying lighting and fire sprinkler services for the space. Along the final 5 foot of perimeter it will step up to original plaster 10 feet above finished floor, allowing for maximum daylight. This will also be constructed with the tenant improvement.

Interior Partitions: All internal dry wall partitions are furnished and installed as part of the tenant improvement package.