

August 24, 2018

**Project name:** West Law Firm - Interiors  
**Project address:** 1600 Highway 6, Sugar Land, TX 77478  
**T+J project number:** 18-01-003  
**Description:** Interior office build-out of first generation slab space in ground-up 3-story office building

**General Notes:**

- Refer to corresponding Schematic Plan
- Price building shell, elevator and stairs based on sheet set
- Restrooms are to be included in this exercise

**Walls**

1. All partitions inside suite to be constructed new.
2. Typical partitions to be 3-5/8" 25 ga. metal stud, 5/8" Type X drywall on both sides, studs spaced 16" on center, with acoustical batt insulation, built to underside structural deck. Unless noted otherwise.
3. Conference rooms, Break room, Executive office and Executive restroom partitions to be continuous studs to underside of deck.
4. Offices and Conference rooms to have full aluminum-framed glass-fronts with (3) horizontal mullions and clear polymer gasket at vertical butt-joint.
5. Provide fire-treated plywood blocking in partition for wall-mount TV locations, assume (3) locations.

**Doors, Frames, and Hardware**

1. New walnut veneer doors throughout, unless noted otherwise.
2. Glass frame system to be Liberty Office Fronts, Design1, 1-1/8" profile with compression glazing system in black paint finish.
3. (2) Doors between Reception and Corridors to be 1/2" thick frameless glass in 1"-recessed top and bottom channels and have maglock with card reader security.
4. IT room and back Stair to have electric lever sets with card reader security.
5. Offices, Janitor and Storage doors to have keyed locksets.
6. Hardware finish to be matte black.
7. All hardware and thresholds to meet ADA requirements.

**Flooring**

1. Conference rooms and Offices to have modular carpet tile.
  - a. Material allowance: \$40/sq yard.
2. Reception, Corridors, Work room and Break room to have engineered wood floor.
  - a. Material allowance: \$5/sq foot
3. IT to have static dissipative tile.
  - a. Spec: Johnsonite, IQ Granit SD.
4. All restrooms to have porcelain tile floor.
  - a. Material allowance: \$8/sq foot
5. Rubber base throughout, unless noted otherwise
  - a. Spec: Johnsonite, Traditional 2-1/2", Straight profile. Standard color.
6. Painted wood base at Reception. 2-1/2", recessed flush wood base.

### Ceiling

1. New ceiling tile and grid throughout, unless noted otherwise
  - a. Tile Spec: Armstrong, Ultima, 24x24, White
  - b. Grid Spec: Armstrong, Silhouette XL bolt-slot, 9/16", White.
2. Reception to have painted gyp. board drop ceiling.
3. Conference rooms to have 2' perimeter gyp board ceiling with large format grid and tile inset at center of room. Tile size to be 24"x72" with hidden grid.

### Wall Finishes

1. New paint throughout, UNO. One base coat, two coats of topcoat (low-luster, eggshell acrylic enamel).
2. Conference rooms and Reception to have wallcovering on one accent wall
  - a. Material allowance: \$50/yard
3. Break room to have wall tile backsplash above millwork countertop, 48" high.
  - a. Material allowance: \$8/sq foot
4. Coffee bar to have wall tile backsplash above millwork countertop to ceiling.
  - a. Material allowance: \$15/sq foot
5. All restrooms to have wall tile up to 48" on all walls, unless otherwise noted.
  - a. Material allowance: \$8/sq foot
  - b. Restroom wet walls to have wall tile up to ceiling.
6. All restrooms to have vinyl wallcovering above tile to ceiling.
  - a. Material allowance: \$30/yard
7. Schluter metal trim at all exposed tile edges.
8. Schluter metal cove trim profile where all wall tile meets floor tile.
9. Fabric roller shades at all exterior glazing, Manual control unless otherwise noted.
  - a. Conference rooms and Executive office to be motorized.
  - b. Shadecloth Spec: Mechoshade, ThermoVeil 1300 Series.

### Millwork

1. Break room to have premium plastic laminate millwork cabinets and quartz solid surface countertops.
2. Work room to have premium plastic laminate millwork cabinets, countertop and 4" backsplash.
3. Reception desk to be wood veneer base cabinet and worksurface with natural stone slab transaction ledge.
  - a. Desk to have (1) 18" wide box/box/file cabinet; (1) 24" wide printer cabinet with sliding shelf; and (1) 24" wide shallow pencil drawer.
4. Coffee bar at Reception to be wood veneer base with quartz solid surface countertop.
5. Executive conference room to have wood veneer base cabinet storage credenza with quartz solid surface countertop
6. Core restrooms to have quartz solid surface vanity top with 6" integrated apron. Provide steel support as required.
7. Executive restroom to have wood veneer vanity cabinet with quartz solid surface countertop
8. Hardware to be 3" tab pull, stainless steel, Doug Mockett or equal. All hinges to be soft-close concealed and drawer glides to be self-closing.
9. Pantry to have adjustable wall shelves on heavy-duty standards and brackets

### Electrical

1. 2x4 LED fixtures throughout, unless noted otherwise. To be spaced 10' on center.
  - a. Spec: Lumenwerx, Nova
2. 4" round downlight LED fixture in Reception and at perimeter of Conference rooms. To be spaced 6' on center.

- a. Spec: Maxilume, HH4 LED, 4" round, 0-10 Dimming.
3. Slim linear LED fixture in Conference rooms. To be spaced 4' on center.
  - a. Spec: Vode, Zip, 0-10 Dimming.
4. Reception, Break room, Executive restroom, and Core restrooms to have decorative light fixtures.
  - a. Allow \$500 per fixture at a total of 10 fixtures.
5. Each Core restroom to have cove lighting above vanity top; Reception to have cove lighting above sofa wall; Conference rooms to have cove lighting at center ceiling inset.
  - a. Spec: Vode, Zip 1
6. All offices to have (2) duplex outlet receptacles and (1) data drop.
7. Each Conference room to have (1) floor core with power, data, and conduit to TV wall; (1) duplex and (1) data for wall-mount TV; (1) duplex convenience outlet every 12 feet along the walls.
8. Break room to have (1) dedicated duplex for each specified appliance; (3) above-counter duplex outlets; and a 6-foot Legrand multi-strip with power/usb outlets at island.
9. Copy room to have (2) dedicated duplex outlet, (4) above-counter duplex outlets, (4) data outlets.
10. IT room to have (2) dedicated duplex outlets, (2) standard outlets, (4) data outlets and floor-mounted rack.
11. Executive restroom and each Core restroom to have (1) convenience outlet above vanity top.
12. All restrooms to have automatic touchless flush controls and soap dispensers.
13. Provide recessed box at all TV locations.
  - a. Spec: Chief PAC525 In-wall storage box or equal

#### HVAC

1. IT room to have 24/hour air-conditioning to be independent from building air system
2. Executive restroom to have switched exhaust fan

#### Plumbing

1. Break room to have under-mount sink with faucet.
  - a. Sink spec: Elkay crosstown, ECTRU24179RTC
  - b. Faucet spec: Kohler, Purist K-7505-SN
2. Provide plumbing to appliances as required.
3. Provide above counter water lines for (2) tenant-provided coffee makers at Break Room.
4. Energy-efficient wall-mounted water closets and urinal as shown in plan at all restrooms, white ceramic.
5. Janitor closet to have in-floor mop sink
6. Restrooms to have ceramic under-mount sink with faucet.
  - a. Sink spec: Kohler, Verticyl Rectangle, K-2882-0, white
  - b. Faucet spec: Kohler, Composed, K-73050-7-CP

#### Appliances/Equipment/Accessories

1. Break Room
  - a. (2) Refrigerator: Samsung, RS25J500DSR/AA
  - b. (1) Microwave drawer: Sharp SMD2480CS
  - c. (1) Dishwasher: Bosch 300 Series SHX863WD5N
  - d. (1) Undercounter Ice Maker: Hoshizaki AM-50BAJ-AD
2. Core restrooms
  - a. Ceiling-mounted, Stainless steel toilet partitions. Anti-graffiti and fingerprint finish.
  - b. Stainless steel grab bars in ADA stalls.
  - c. (1) Vanity mounted, automatic soap dispenser at each lavatory sink
  - d. (1) Recessed in-wall combination paper towel dispenser/waste receptacle per room
  - e. (1) 24"x48" metal-framed wall-mount mirror at each lavatory sink

- f. (1) stainless steel, double-roll, toilet paper dispenser at each toilet stall
  - g. (1) stainless steel wall-mount waste receptacle at each toilet stall in women's restroom
  - h. (1) hook at each toilet stall
3. Executive restroom
- a. 24"x48" wood-framed wall-mount mirror at vanity
  - b. (2) wall hooks
  - c. (1) Kohler, toilet-paper roll holder to match faucet family
  - d. (1) Kohler, towel holder to match faucet family

Exclusions

- 1. Security System
- 2. Network cabling
- 3. AV Equipment
- 4. Furniture