

# Design Checklist

Design Intent	<ul style="list-style-type: none"> <li>• Reinstated original ceilings from 1916</li> <li>• Contemporary finishes blended with heritage interpretation and original fabric</li> <li>• Atrium to full building height providing visual interest and bringing natural light to internal floor spaces</li> <li>• Commissioned atrium artwork</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> </ul>
RATING	<ul style="list-style-type: none"> <li>• "A" grade quality building with original heritage features</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> </ul>
FAÇADE	<ul style="list-style-type: none"> <li>• Existing heritage sandstone façade to Hunter Street</li> <li>• Glazed roof to new atrium</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> <li>✓</li> </ul>
GROUND FLOOR FOYER	<ul style="list-style-type: none"> <li>• Equitable access from Hunter Street and throughout building</li> <li>• Concierge desk and tenant directory board</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> <li>✓</li> </ul>
OFFICE FLOORS	<ul style="list-style-type: none"> <li>• Contemporary lobby finishes</li> <li>• Access bridges from lifts at each floor to take advantage of atrium</li> <li>• Male, female and accessible toilets on every floor</li> <li>• Maximum flexibility U-shape floor plates</li> <li>• Seventh floor double story height breakout area beneath glazed roof</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> </ul>
AIR CONDITIONING	<ul style="list-style-type: none"> <li>• Dedicated tenant's condenser water loop</li> <li>• Supplementary general exhaust riser to PCA "A" grade standards</li> <li>• Supplementary outside air riser to PCA "A" grade standards</li> <li>• Cooling and Heating plant designed to 50% surplus capacity</li> <li>• Individual comfort control by means of adjusting direction of airflow from floor outlets</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> </ul>
BAS	<ul style="list-style-type: none"> <li>• New building automation system - controls and monitors all building services</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> </ul>
LIFTS	<ul style="list-style-type: none"> <li>• New solid state lift controls</li> <li>• New lift cars, doors and interiors</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> <li>✓</li> </ul>
ELECTRICAL	<ul style="list-style-type: none"> <li>• Lighting zones of &lt; 100sqm for 95% of each floor plate plus high efficiency lighting including low energy LED's</li> <li>• New main switchboard</li> <li>• New electric metering on every level</li> <li>• New standby generator providing 100% back-up of lifts, essential services and tenant supplementary loop</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> </ul>
FIRE PROTECTION	<ul style="list-style-type: none"> <li>• New fire sprinkler and alarm systems</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> </ul>
SECURITY	<ul style="list-style-type: none"> <li>• New security/access control and CCTV system</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> </ul>
COMMUNICATIONS	<ul style="list-style-type: none"> <li>• New communications infrastructure and dedicated riser</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> </ul>