



Preliminary Pricing Notes

Date: 02/14/12

Tenant: Petroplan – **Option #1**

Building: 2925 Briarpark

Floor: 12

Square Footage: 2380 NRA

Job#: 120021

These notes are to be used as a guide for preliminary pricing only. Refer to attached demo, architectural, and mep plans for additional information.

All materials and finishes to comply with LEED requirements:

- **Carpet: must meet CRI Green Label Plus**
- **VCT and base: Floorscore certified or contains 10% postconsumer or 20% postindustrial material or 50% rapidly renewable material.**
- **Doors: FSC certified wood / urea formaldehyde free**
- **Paint: zero or low VOC**
- **Lamps: coordinate with building management**
- **Fixture: coordinate with building management**
- **Can lights: compact fluorescent**
- **Ceiling tile: ureaformaldehyde free / contains 10% postconsumer or 20% postindustrial material or 50% rapidly renewable material.**
- **Millwork: urea formaldehyde free materials**
- **Appliances: energy star**
- **Adhesives: zero or low VOC**

Provide MSDS data sheets for all materials

DEMO NOTES:

- Remove walls and doors as shown.
- Remove all abandoned cabling/wiring/etc back to source.
- All existing carpet, VCT, wall covering, etc to be removed, unless noted otherwise. Prepare for new finishes.
- Hold all demo'd doors for possible relocation. All unused doors in good condition to be stored in building stock.
- Existing plumbing to remain for reuse. Verify plumbing meets current codes.

- Remove existing “recessed” base in one room & patch sheetrock.
- Patch slab with fire rated concrete at removed floor core.
- LEED recycling requirement: G.C. must utilize a trash recycling dumpster service (Lonestar disposal for hauling and recycle 713-466-6767, or equal) for all Granite projects. A copy of the Texas Commission on Environmental Quality permit where the waste is being processed and disposal tickets for each load (with the facility's name printed on the ticket) will be required.

ARCHITECT NOTES:

- Add new walls as shown.
- Ceiling height this floor is Approx. 117”. Doors are full height.
- Building standard paint (2 coats minimum) throughout, unless noted otherwise.
- Building standard, direct glue, carpet and building standard rubber base throughout, unless noted otherwise. (Allow for \$18.00/ yd installed).
- Provide and install building standard vinyl floor tile (Mannington-Brushwork or Equal) in break room and file server.
- Add new ceiling tiles throughout as required. Replace damaged ceiling tiles throughout as required. Maintain fire rating of existing ceiling. Clean, repair and paint ceiling grid as required.
- Modify/ replace ceiling grid/tile in entry corridor to be 2x4 to match remainder of space.
- New/relocated doors to have lever hardware, match existing.
- Entry doors to have lock and closer. Interior doors to have passage set. U.N.O.
- Door #02, #05, #06, #07 to have lock.
- Door #03 to have closer.
- All doors (plam) and frames (black raco) to be building standard.

- Demising walls are existing. Verify walls are to deck with R/A or to within 6" of deck above.
- Float all existing walls to remain in preparation of new finish.
- Add/replace/repair miniblinds on exterior glass as required.
- All closers to be adjusted to meet ADA standards of 5 pounds of pressure for pushing or pulling open a door.
- Patch and match public corridor wall and floor finishes and wall type as required.
- Pricing Option: Door #01- Provide & install floor to ceiling side lite in raco frame at entry door. If feasible, replace existing wire glass in door with full glass insert. If not feasible, provide & install new door with full glass insert with flush glass stops.
- Pricing Option: Door #01- Provide & install herculite glass door & side lite. Provide lock with thumb latch on interior & signage stating "Door to remain unlocked during business hours". Provide & install keyed on/off switch, mag lock tied to fire alarm, motion sensor & release button to meet ADA.
- Provide and install building standard ADA plam upper and lower cabinets with row of drawers as shown with hot and cold water at stainless steel single compartment sink. Entire base cab to be 34" aff. Provide copper water line for refrigerator and water dispenser. Provide new EEMAX tank less water heater as required. (Spec: Model EX60T, 277V, 6.0 KW, 22A (30A breaker, #10 wire as required).
- Room 1202: Provide & install 18" deep, floor to ceiling adjustable melamine shelves on heavy duty brackets & standards. Provide fire rated blocking.
- Open Area: Provide & install plastic laminate upper & lower cabinets with row of drawers. Base cabinet to be 34" AFF.
- Provide raco end cap to wing wall outside Room 1203.
- Room 1207: Provide & install 4x8 plywood phone board, painted to match wall.

ELECTRICAL NOTES:

- Add new electrical as noted. Verify availability of circuits on panel. Notify management if additional panel is required.
- Contractor to compare new requirements as noted to existing conditions as shown on as built plan and price new as required.
- All outlets at wet bar to be G.F.I.C. as required.
- All dedicated and shared dedicated outlets to be labeled.
- Provide (2) pull strings at all combination ph/data locations. All ph & data cabling to be provided by tenant.
- Provide electrical for new EEMAX tank less water heater as required. (Spec: Model EX60T, 277V, 6.0 KW, 22A (30A breaker, #10 wire as required).
- New electrical requirements:
 - Allow (4) duplex, (2) ph/data pull per large office or conference room.
 - Allow (3) duplex, (1) ph/data pull per reception area.
 - Allow (4) duplex, (1) wall phone per break room.
 - Allow (2) duplex, (1) ph/data per mail counter in open area.
 - Allow (4) quad elec, (4) ph/data pulls (with 2 strings each) in open area to serve 8 desks.
Pricing Option: Provide & install (2) floor cores with elec/ph/data to serve (4) desks & (2) quads & (2) ph/data to serve 4 desks.
 - Allow (1) quad, (1) ph/data per cube. Typ 2 places.
- Allow (1) DED outlet for each of the following:
 - Micro
 - Coffee
 - Copier
 - File Server (2)
 - Phone BD (1)
 - Refrigerator

- Allow (1) SHARED DED outlet for each of the following:
 - Laser
 - Fax
- Allow (4) miscellaneous outlets and (2) miscellaneous phones throughout space.
- Allow (1) ph/data pull for each of the following.
 - Fax
 - Laser
 - File/Server
- Pricing Option: Door 1201: Provide & install elec for mag lock, keyed on/off switch, motion detector & release button, etc. If herculite glass door option is selected.

LIGHTING NOTES:

- Add/relocate lights throughout space as required. Allow (1) fixture per 80 square feet. Add/modify switches and add motion sensors as required. Existing lights are 2x4 acrylic in offices, and parabolic in open area. Add/relocate lights as required to keep acrylic in offices & parabolic in open area. Do not mix fixtures in the same room/area.
- Provide audio/visual alarms, smoke detectors and emergency battery back up lights throughout as required. Coordinate with building Fire Protection Company.
- Add/relocate exit signs as required in spaces.
- All new lighting to maintain fire rating of ceiling.
- Modify/replace lights as required to meet new energy code (T8 lamps/electronic ballasts)
- Provide (4) dimmable can lights in conference room in addition to the 2x4 fixtures.

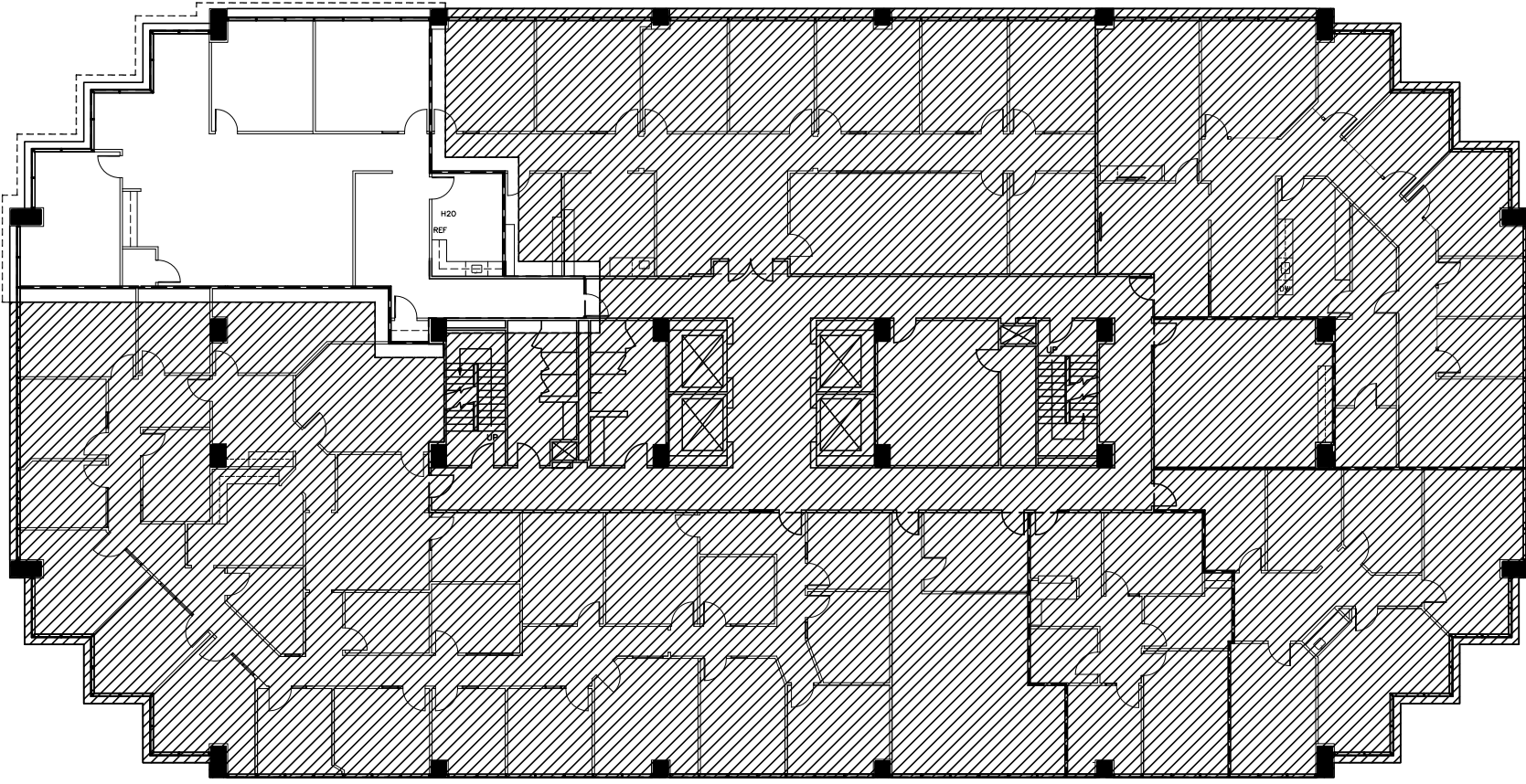
MECHANICAL NOTES:

- HVAC is existing. Add/relocate/rebalance grilles as required.
- Clean/paint grilles as required.
- Relocate t-stats as required.
- No AUX A/C required for IT Room, per tenant.

SPRINKLER NOTES:

- Floor is not sprinklered.
- Door 1201: provide & install quick response sprinkler heads both sides of new glass door and side lite.

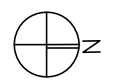
PETROPLAN - OPTION #1



SIGNATURE BELOW IS WRITTEN APPROVAL OF
ACCEPTANCE OF ALL CONDITIONS SHOWN
WITHIN THESE DOCUMENTS.

TENANT: _____
SIGNATURE: _____
DATE: _____

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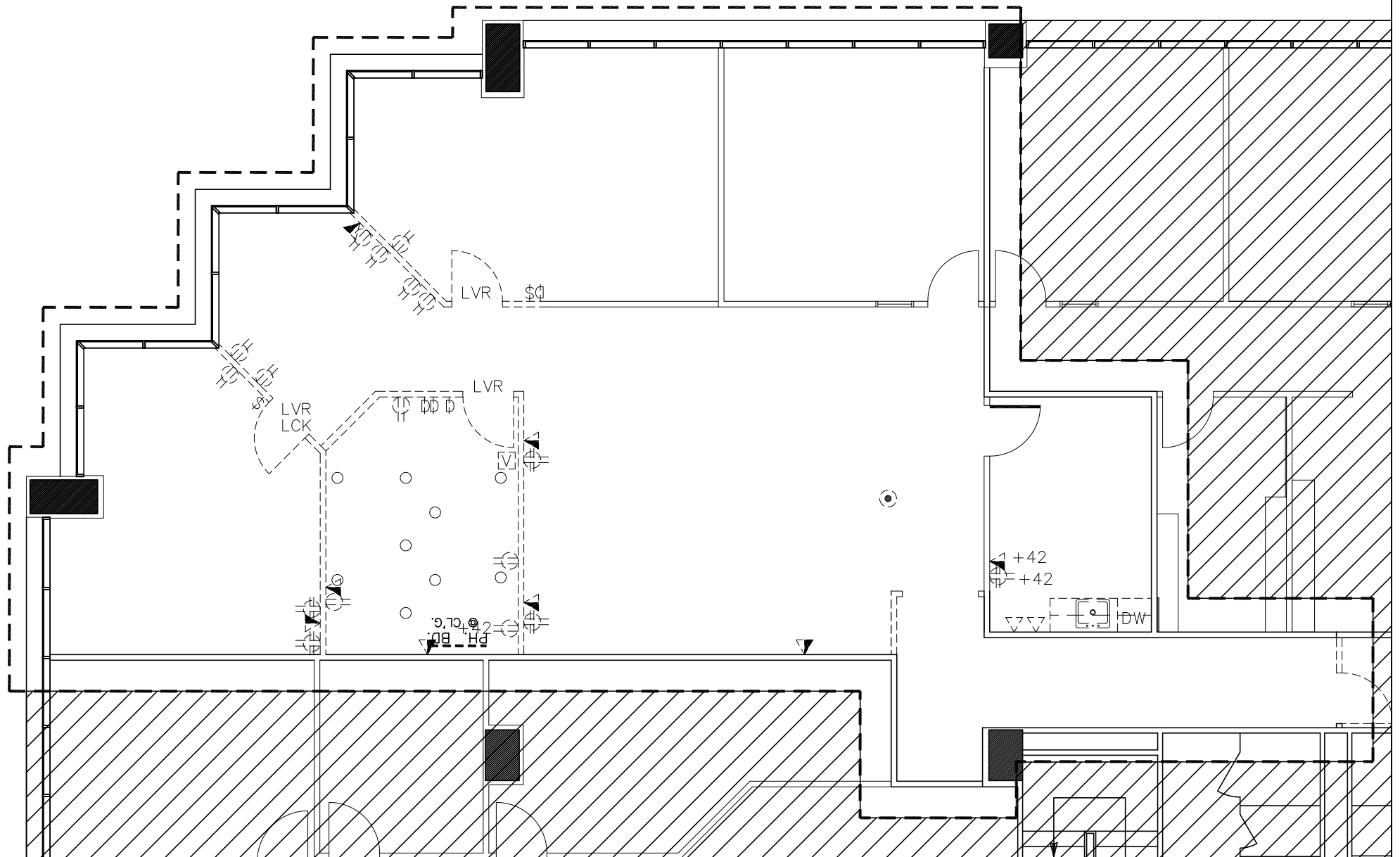


DATE:
02/14/12



2925 BRIARPARK
GRANITE PROPERTIES

SCOPE OF WORK



PETROPLAN - OPTION #1

(2380 NRA)

2925 BRIARPARK - SUITE #1200
02/14/12: ISSUE FOR PRELIMINARY PRICING



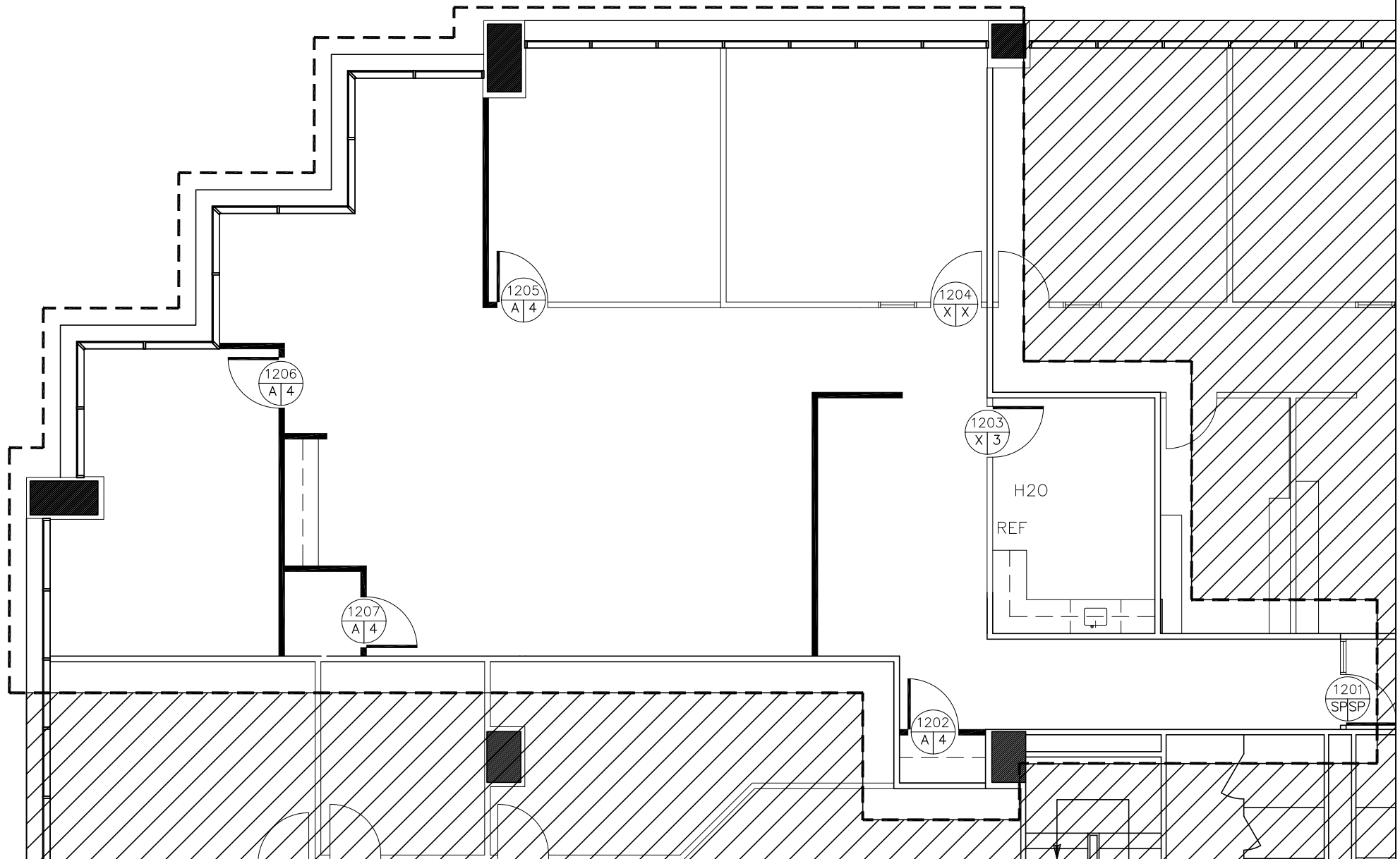
DEMO

DESIGNER: JS

JOB #120021 SD A

SCALE: 1/8"=1'-0"

SCOPE OF WORK



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2925 BRIARPARK - SUITE #1200
02/14/12: ISSUE FOR PRELIMINARY PRICING



ARCH

DESIGNER: JS

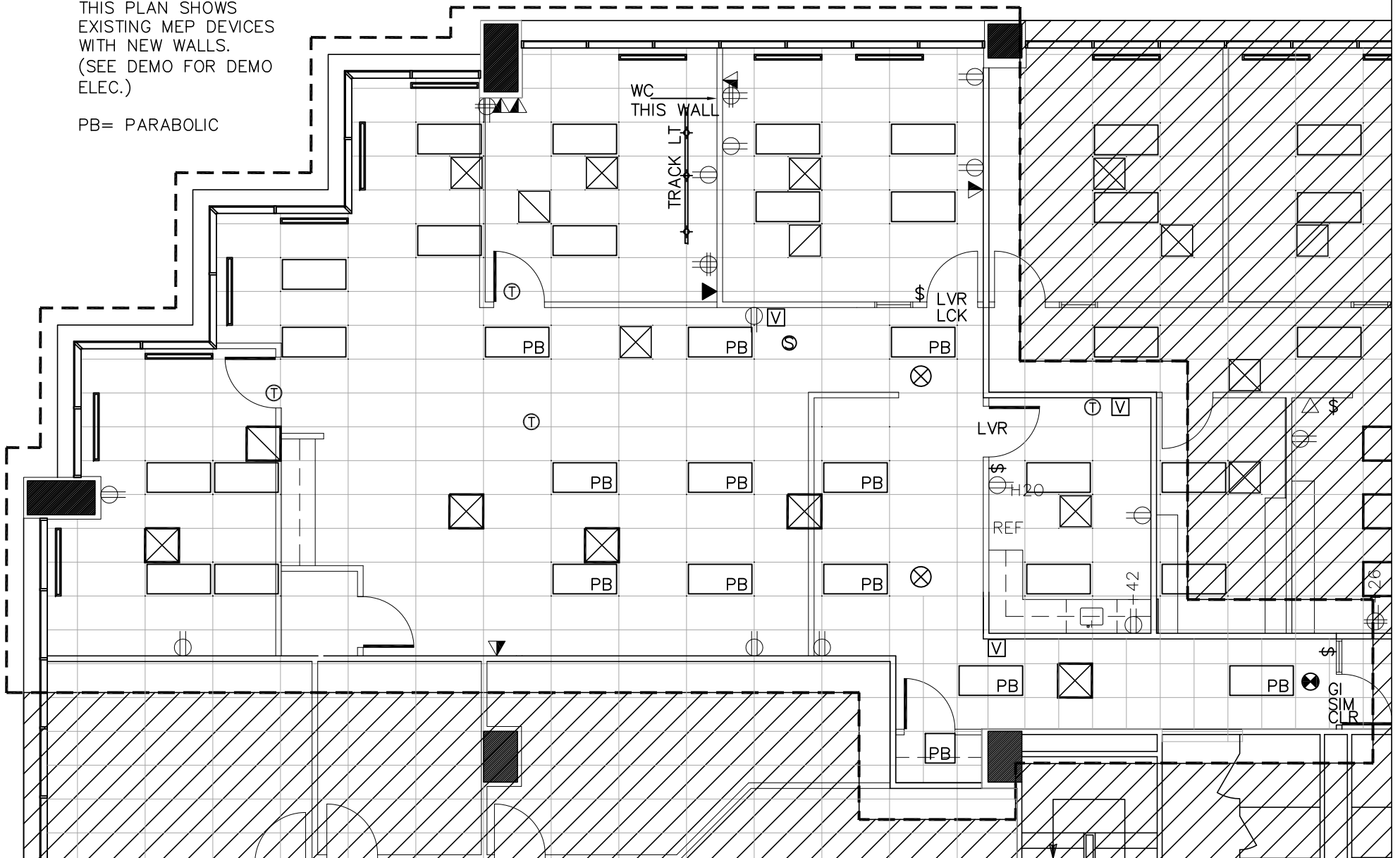
JOB #120021 SD A

SCALE: 1/8"=1'-0"

SCOPE OF WORK

THIS PLAN SHOWS
EXISTING MEP DEVICES
WITH NEW WALLS.
(SEE DEMO FOR DEMO
ELEC.)

PB= PARABOLIC



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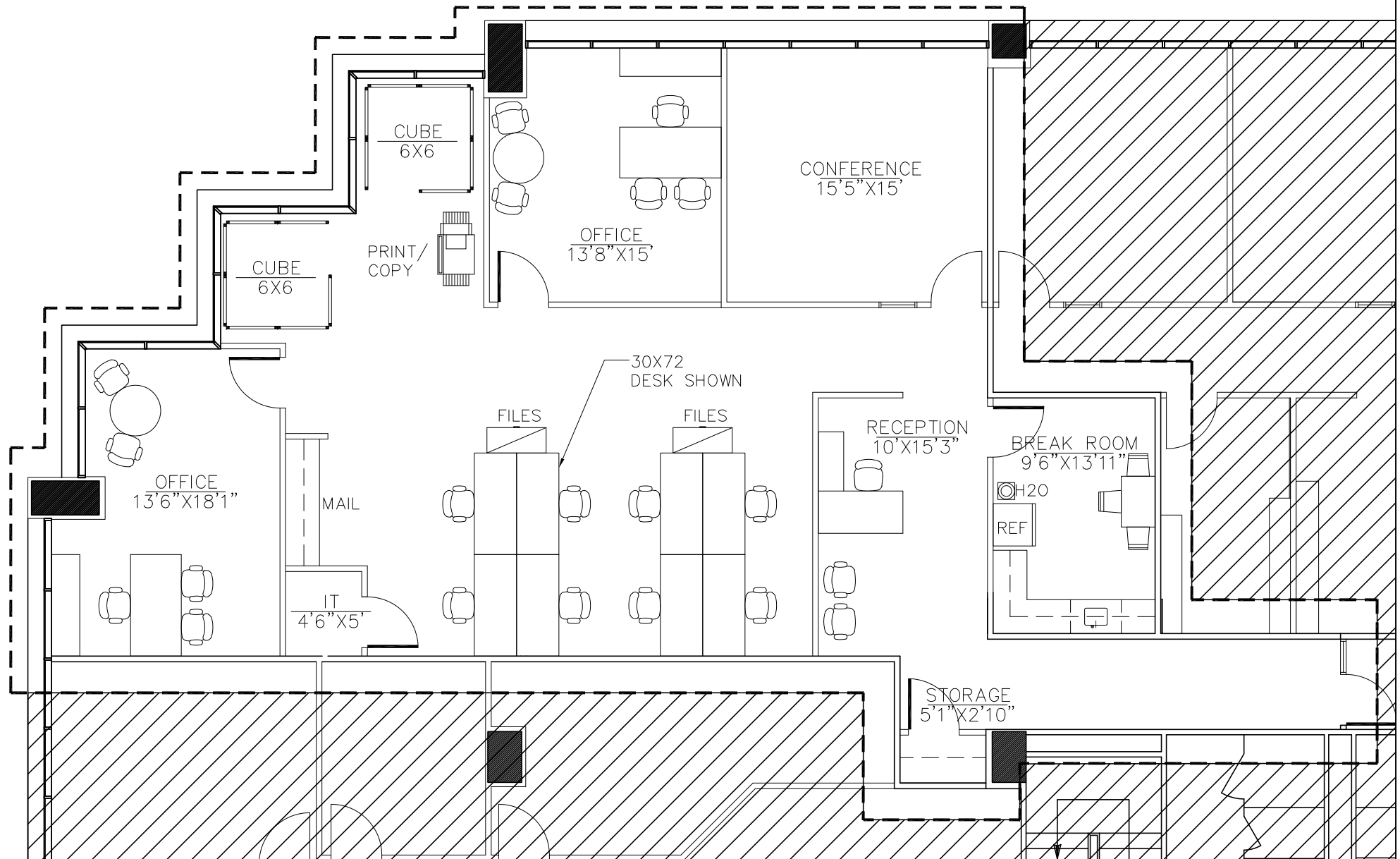
MEP

DESIGNER: JS

JOB #120021 SD A

SCALE: 1/8"=1'-0"

SCOPE OF WORK



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2925 BRIARPARK - SUITE #1200
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Space Design

DESIGNER: JS

JOB #120021 SD A

SCALE: 1/8"=1'-0"