



fennell design inc

The Owner has bumped past the approved renovations even though some of the approved renovations have not yet been completed.

Proposed Project #1

The Owner's suite was recently leased with an August 1 occupancy. It is the Owner's intent to divide Suite #2 (renamed 102) into two suites with the southern suite becoming the Owner's Suite. The tenant in 102 does not need all the space and is happy with reducing their rent while keeping the interior "front door" to the main concourse.

Investigation has shown that the ceiling of 102 has a high density foam insulation in the ceiling in an un-protected (flame-spread and off-gassing) status. This must be removed and the sprinkler system continued through the space.

Proposed Project #2

Suite #109 was approved in the 9/7/07 HPC Review. We now have a definitive finish plan and have included it in the plans.

Proposed Project #3

The re-introduction of an elevator and the subsequent reconfiguration of the 2nd stair access was approved with the 9/7/07 HPC Review. However the definitive plans that have been cursory reviewed with the Building Department does reveal a new roof line out of the exterior envelope of the building.

We have included the Design Development Level drawings with suggestion of materials that might be used for the "doghouse" top of the exit stair tower for HPC review. (Photos of the subject area of addition are included as well.)

Proposed Project #4

While working within the building and upgrading the electrical service, we discovered a cavity we have called the "Found-Space" and Suite #208. We have not determined a use for this space, but have restructured the old roof within the cavity to be a new floor space. It is about 600 SF and could be a stand-alone lease space with some modifications, or an adjacent-use space for a current tenant.

Completed Un-permissioned Project #1

Interior upgrades of the Basement level Beanery Restaurant. The new owner cosmetically upgraded the space and relocated a wall and removed a portion of a cork partition that was collapsing. They also created a closure around the main stair to control access during off-business hours. This contains the HVAC to the space at the same time.

Completed Un-permissioned Project #2

Suite #1 (renamed #101) was gutted of all 1970's de-modeling inclusive of a false floor over the eastern room that originally served as the testing lab. This space was opened up to provide accessibility and an open floor plan.

Completed Un-permissioned Project #3

Partitions in Suite #107 were reconfigured in preparation for the Elevator/Stair project when the tenant changed.