

BASIS OF DESIGN - COMMERCIAL BUILDING OFFICE SPACE TENANT RETROFIT PROJECT LOCATED IN WASHINGTON DC

Date: October 2014 Project Name: Office Building Tenant Fitout Project #: 2014-03 Prepared By: Reader Revision date: _____

BUILDING

New Construction Renovation Addition Sq. Ft.: _____ No. of floors below grade: _____ No. of floors at and above grade: _____

UTILITIES

Electrical: New Upgrade Existing **Natural Gas:** New Upgrade Existing **Steam:** New Upgrade Existing **Chilled Water:** New Upgrade Existing

Hot Water: New Upgrade Existing **Terminal Units:** New Upgrade Existing **Air Systems to Tenant Space:** Supply Air Return Air Exhaust

Services from Utility for: Electric Gas District energy steam Existing

Campus Power Plant: Electric Gas Steam CHWS CWS Hot Water None

UTILITY DESIGN PARAMETERS

Electrical: 120/1/60 208/3/60 277/3/60 480/3/60 ___/3/60

Emergency Power: New Diesel oil Gas Existing None **Gas:** Design parameters by plumbing engineer

Steam Pressure: Low @ ___psig Medium @ ___psig High @ ___psig High @ ___psig

Chilled Water Temperature: CHWS @ 42°F CHWR @ 56°F None

Condenser Water Temperature: CWS @ ___°F CWR @ ___°F None

Hot Water Temperature: HWS @ 160°F & HWR @ 120°F when 17°F OAT and 105°F HWS @ 85°F @ 60°F with boilers off when OAT is 60°F Fixed HWS @ ___°F & HWR @ ___°F

ASHRAE APPLICATION HANDBOOK

ASHRAE 2011 Handbook: Chapter { } **ASHRAE 2012 Handbook:** Chapter { } { } { }

OWNER MECHANICAL DESIGN PARAMETERS

Equipment Location: On floor being served Above ceiling in occupied space In central equipment room(s) _____ In penthouse On roof

Maintenance Outside Occupied Space: Yes serving primary HVAC equipment No

Redundancy: For (List Equipment) N+? No

Equipment/System Expansion: Increase equipment size by ___% No

Indoor Air Quality at: MERV rating of { } for pre-filters MERV rating of { } for final filters

Acoustic & Vibration Criteria: Design parameters by acoustic consultant None

Specialty Room(s): (List Room) None

Occupancy Schedule: 24-7-365 Occupied/Unoccupied None

DESIGN CRITERIA

Outdoor Dry Bulb & Wet Bulb: ___°F Heating season ___°F/___°F Cooling season

Tenant Space: Occupied-unoccupied 24-7 occupied Unoccupied period Warm-up and cool down **Set Point:** ___°F Heating season & ___°F <60%RH Cooling season

Mechanical & Electrical Space and Back of the House Area: Occupied-unoccupied 24-7 occupied Unoccupied period Warm-up and cool down
 Not applicable **Set Point:** ___°F Heating season & ___°F <___%RH Cooling season Not applicable

ENERGY & ENVIRONMENT CRITERIA

LEED Certification: Yes No Other certification (List the Program)

Annual Operating Budget: With energy budget With organization structure Outsource

Refer To The Facility Files For Additional Operation & Maintenance Design Criteria

SPECIAL CONDITIONS & REQUIREMENTS

1. _____

2. _____

3. _____

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