

7426 Tower
Spec Renovation
Scope of Work

WAREHOUSE

- Demo all back to warehouse: several walls not showing on the plan, include ceiling
- Demo all conduit, pipes, etc. on warehouse walls
- Demo all signage still remaining on the walls
- Add lighting as appropriate where production areas demoed
- Power wash warehouse floor, skylights, exhaust fans, etc.
- Service overhead door and equipment as necessary
- Label all electrical panels
- Demo any HVAC back to roof (no HVAC warehouse but units may remain on roof)
- All electrical in good working order
- Alt 1 – change out storefront back to overhead door, removing staircase, storefront door, installing overhead door, bumpers, etc.

PRODUCTION AREA

- All electrical in good working order

Alt 2a – demo sheetrock around overhead door and personnel door; service all doors if applicable; demo ceiling, lighting and HVAC back to warehouse. Unit may remain on the roof for future use.

Alt 2b – demo wall separating warehouse and production area to open up back to full warehouse; clean floor back to warehouse flooring

Alt 3 – repaint warehouse floor

OFFICE

- Demo as shown on the plan, reworking ceiling grid and replacing ceiling tile as needed
- Demo all panel boards, wallpaper if applicable, from office walls remaining and repair as necessary
- Add new offices, paint and carpet and cove base
- Add ADA restroom and breakroom with lower cabinet and 3 outlets for coffee, microwave and refrig along with vct and cove base
- Each new office wall should have atleast one outlet and each new office should have 2 pull strings for data

FRONT

- Demo and repair all carpet from front stairs

GENERAL NOTES

- All city, state and government codes and regulations to be considered
- All mechanical, including ductwork and air balancing to be considered

All spec pricing should be submitted no later than Tuesday, January 19, 2009 5:00 pm for further review and consideration. Upon review, final drawings will then be considered by an architect and then bid packages sent out. Submit spec budget pricing to Sue Markwald, smarwald@firstindustrial.com

Space is on a 2vv and you may visit the site with your subs in a day and time convenient for your spec budget pricing.

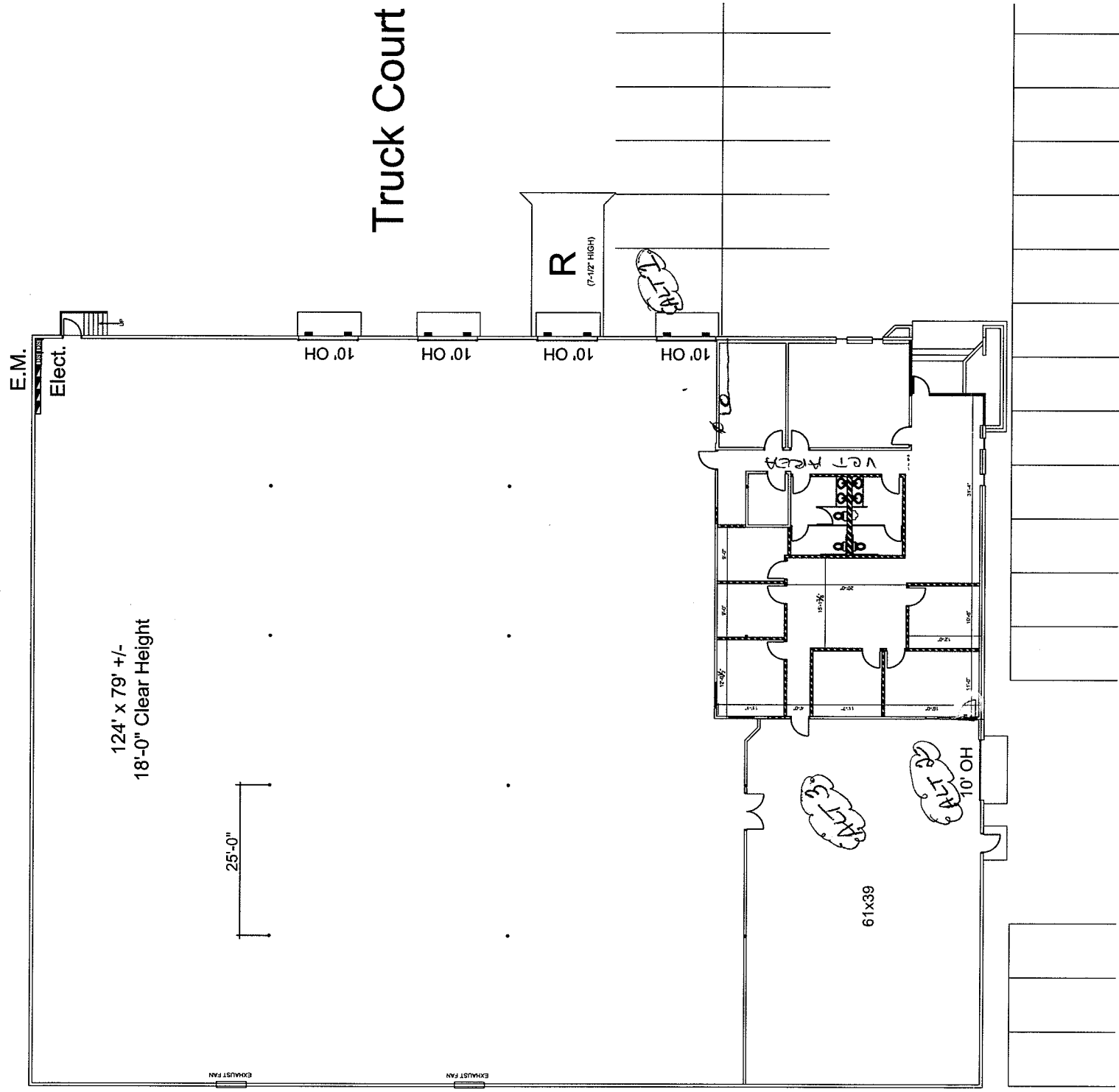
Paint – standard white

Carpet – Philadelphia Ground Pepper 30550

Vct – Armstrong 31861 Soft Warm Gray

Base – Armstrong 13 Shale or 61 Graphite Gray

New spec layout

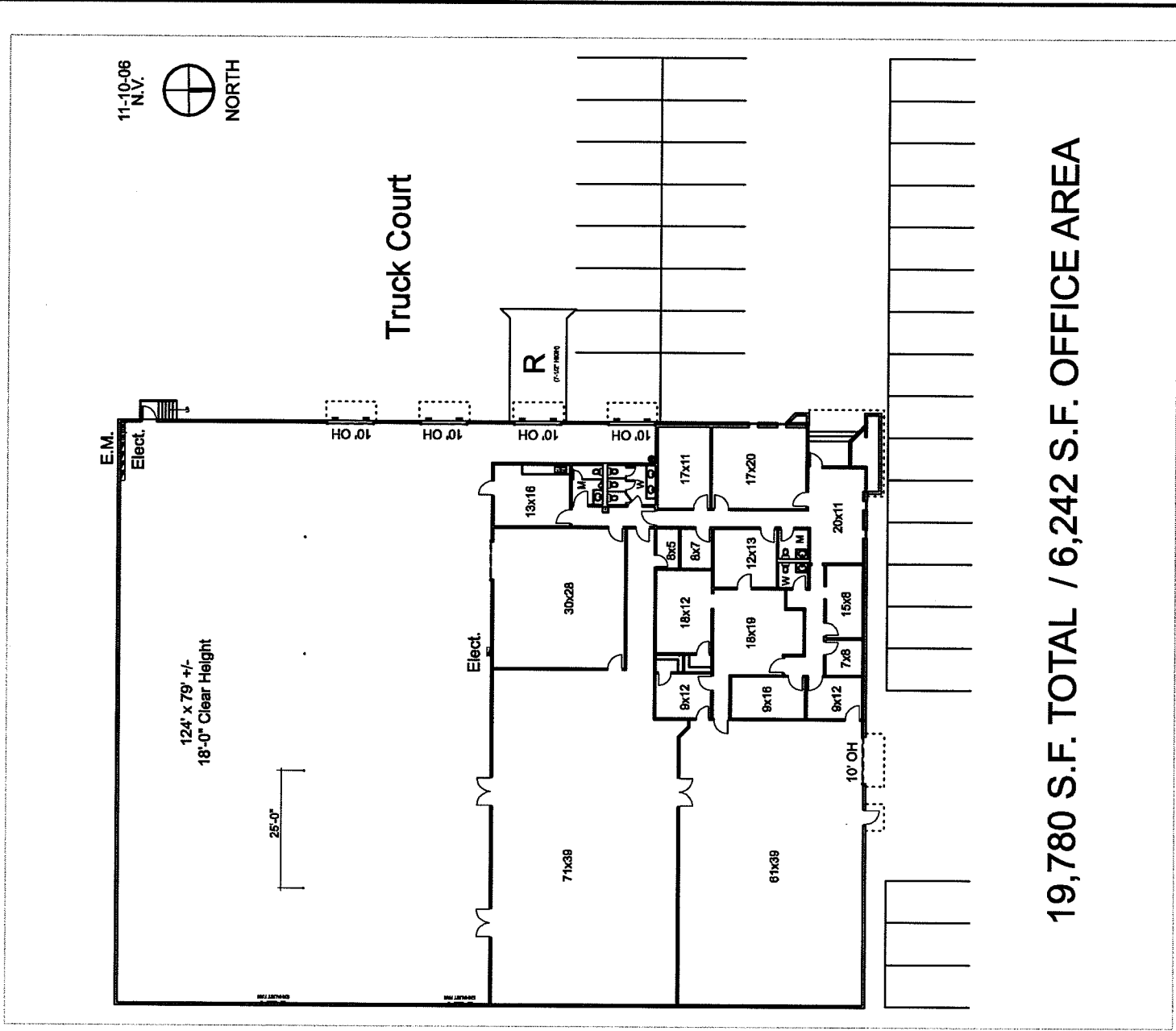


* Close to current layout *

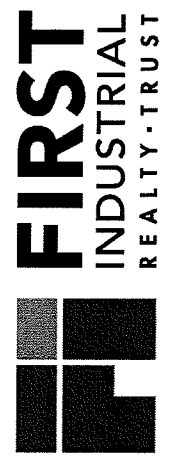
7426 Tower Street

Richland Hills, Texas 76118

SPACE PLAN



19,780 S.F. TOTAL / 6,242 S.F. OFFICE AREA



For further information call:
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