

4105 & 4125 Briargate Parkway

Colorado Springs

Building Area: 169,050 SF, total
Two buildings, three floors each

Floor Plate Size: 28,175 SF

Owner/Developer: Healthcare Realty (NYSE: HR)
www.healthcarerealty.com

Architect: Intergroup Architects - building shell and core
www.intergrouparchitects.com

General Contractor: DSP Builders

Mechanical Contractor: Atek Heating and Air Conditioning

Electrical: Team Electric

Roof: EPDM roof membrane over R-19 rigid insulation

Structure:

- Load bearing tilt-up concrete wall panels at exterior walls, 9.25" thick, bearing on continuous footings
- Structural steel interior columns, bearing on individual footings, 30' x 35' (to 40') bays
- Concrete slab on grade, 6" thick
- Four-inch concrete over metal deck at elevated slabs, 80# live load plus 20# partition load

Ceiling Height:	Floor-to-Floor	Structural Clear	Finished Ceiling
Floor 1	14'-8"	11'-9 1/2" to 12'-0"	9'-0", min
Floor 2	14'-0"	11'-1 1/2" to 11'-4"	9'-0", min
Floor 3	15'-4"	11'-4" to 13'-0"	9'-0", min

Parking: 815 Stalls; 5 stalls per 1,000 SF
54 reserved spaces of "Patient Only" parking

Window Systems: Thermally-broken anodized aluminum glazed window openings with tinted, low E glass and aluminum window sills

Energy Management: Automated system DDC controls (Distech Controls, ECP-203 Series)

Elevators: Two 4,500#, 150 fpm hydraulic elevators, both stretcher capable, one with rear opening to serve as a freight elevator

Fire Protection: Wet-pipe sprinkler system throughout with upturned heads at tenant space

Mechanical System:

- Two 105 ton packaged, roof-top HVAC units with gas warm-up serving two floors each
- Four 35 ton packaged, roof-top HVAC units with gas warm-up serving top floor
- Medium pressure supply loop ductwork serving each floor
- Fifteen fan powered VAV boxes on each floor, 5 pinch VAV boxes on each floor
- Return air plenum
- One 1,425 CFM exhaust fan for all public toilets
- One 1,800 CFM exhaust fan for tenant use on each floor, total of three
- Lateral exhaust duct extended to within 50' of any location on each floor
- Building control system utilizing direct digital controls (DDC)

Electrical Service:

- 2,500 amp, 277/480 volt, 3 phase, 4 wire switchboard
- Transient voltage surge suppression
- Ground fault protection
- Two 400 amp, 277/480 volt, 3 phase, 4 wire distribution panelboards each floor
- Two 75 KVA step-down transformers on each floor
- Two 200 amp, 120/208 volt, 3 phase, 4 wire distribution panelboards each floor
- Separate feeders for service of all roof-top HVAC units and elevators
- Lightning protection system
- Addressable fire alarm system
- Lighting control system
- Restrooms equipped with energy saving occupancy sensors

Backup Generator: Pad available

Telephone: Qwest

Loading Dock: Dedicated service entrance
