

Rehabilitation of Exterior Cladding & Windows

- ▶ Other than the historic windows on the first and second level, over 1,300 operable windows have been replaced
- ▶ The terra cotta and granite skin, originally intended to represent the granite from the Sierras, was completely refurbished

Consolidated Building Core

- ▶ One of three stairwells relocated and the existing elevators were completely modernized

Outrigger and Shearwall Seismic Retrofit

- ▶ Steel outrigger frames were inserted vertically through the building, and on certain floors steel outrigger trusses with buckling restraint braces were added
- ▶ Over two million pounds of rebar was installed

Modernized Building Systems & Efficiency

- ▶ All new electrical systems
- ▶ All new fire protection system
- ▶ All new plumbing system
- ▶ The HVAC system was completely replaced
- ▶ All roofing systems were replaced

Maximized Floorplan Utility & Aesthetics

- ▶ Each floor was completely scraped with historically significant elements and brick interiors renovated

Pocket Park & Outdoor Restaurant Space

- ▶ 140's historic service yard was converted into a private tenant-only Pocket Park retreat
- ▶ The south-facing park receives year-round sunshine

New Bike Storage, Showers, Lockers & Parking

- ▶ Private, secure bike parking, and well-appointed men's and women's locker and shower suites were installed.
- ▶ In addition, the "bike spa", which includes a bike tune-up station for tenants, re-purposes wood paneling from 140's historic executive board room

