

Summary of Improvements

Centrum Building

319 East Madison St. (4th/Madison)

Building Size:	85,481 gross sf - 1 to 4 stories
Year built:	1950, 1986 and 1990
Ground floor system:	Combination: Wood joists over crawl space, concrete slab, reinforced concrete piers
Exterior Walls:	6” Steel Studs, batt insulation, standard brick veneer, metal system fascia
Exterior Windows:	Anodized bronze aluminum frames, 1” insulated glass, window tinting on west side
Roofing:	Flat, fully adhered non-ballasted single ply rubber membrane over tapered rigid insulation, on corrugated metal deck over steel bar joists.
Building Structure:	Steel frame and bar joist system. Steel beam and post with wood truss system on original single story section (14,930sf).
Upper floor system:	Corrugated metal deck and concrete composite.
Interior Ceilings:	Suspended 2 x 2 fire rated acoustical ceiling tile system with suspended batt insulation between bar joists.
Interior Walls / Finishes:	5/8” gypsum drywall, painted or vinyl wall covering.
HVAC:	Split rooftop systems, individually installed per suite. Either electric and gas fired heat; mostly electric except for 3rd floor suites. Some terminal package systems also. Common areas separately conditioned as well.
Plumbing:	Copper water supply lines. PVC drains and vent stacks.
Public Restrooms:	Mens and Womens on 2nd and 4th floors.

Electrical:	Individually metered for suites and common areas. Two isolated transformer feeds to facility. Power substation is on diesel backup as provided by the electric utility.
Natural Gas:	All gas lines run on exterior and individually metered.
Floor finishes:	Commercial grade loop carpet in offices, ceramic tile or porcelain tile in common areas, and vinyl composite tile in private restrooms.
Exterior Doors:	Anodized bronze aluminum frame and glass front doors; painted hollow metal doors and frames on rear and stairway exits.
Interior Doors:	Stained, oak wood veneer, solid core, painted steel frames.
Locks:	Electronic key or keypad entries on main and stairway entrances.
Surveillance:	Discreetly located video recording cameras in common halls and exits.
Fire Suppression Systems:	Heat detectors, smoke detectors, fire extinguishers and wet pipe sprinkler systems.
Elevators:	(1) Long Elevator – 2 doors – 2,500 lb capacity (1) Otis Elevator – 2 doors – 4,000 lb capacity
Signage:	Directional and suite interior signage. Main and floor directories. Exterior monument sign, exterior wall signs.