

Brookfield

1600 SMITH

General Description	1600 Smith is a 51 story, 1.1 million square foot, class "A" building in the master-planned Cullen Center complex, located at 1600 Smith Street in Houston's Central Business District.
Design Architect	Morris Aubry Architects
General Contractor	Linbeck Construction Company
Mechanical Engineer	I. A. Naman
Structural Engineer	CBM Engineers
Completion Date	1984
Building Height	51 stories
Design Load	20 pounds per square foot partition load 50 pounds per square foot live load
Rentable Area	Approximately 1,098,399 SF
Typical Floor Area	Approximately 23,000 SF
Ceiling Heights	Slab-to-slab heights on office floors average 13' Standard floor to ceiling height is 8'8"
Mullion Spacing	5 feet
Interior Column Spacing	Generally every 10 feet
HEATING, VENTILATION AND AIR CONDITIONING	The Building Automation and Energy Management System is primarily Automated Logic equipment. In addition to equipment operation and control, the system performs optimal start/stop, temperature control, I.A.Q. monitoring, load shedding, and duty cycling functions.
Design Criteria	The building's HVAC systems are designed to meet or exceed UBC Building Code requirements. Design conditions are based upon occupancy of not more than one person per 150 usable square feet.
Heat	Heat is supplied by electric strip.
Air Conditioning	Cooling is provided by four centrifugal chillers, totaling 2900 tons. Supplemental HVAC is available 24 hours a day.
Standard Hours of HVAC Operation	6:00 AM to 6:00 PM, Monday through Friday 8:00 AM to 1:00 PM, Saturday
ELECTRICITY	
General	Building-standard power consists of 4 watts per usable square foot, connected load, provided by Centerpoint Energy. Additional power is available based upon need.

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Electric Closet	2 per floor ground level through 38 th floor; 1 per floor 39 th floor through 51 st floor.
Telephone Closet	Electric and telephone closets are together.
PASSENGER ELEVATORS	
Number of Elevators	23 elevators organized into 4 banks: Floors 3-11 Floors 11-19 Floors 19-35 Floors 35-51 Garage: 5 elevators, 1-13
Elevator Capacity	3,500 lbs. depending on elevator bank
Elevator Speed	500' – 1,200' FPM (ft. per minute), depending on bank
SERVICE ELEVATORS	
Number of Elevators	2
Elevator Capacity	3,500 lbs. – 4,500 lbs.
Elevator Size	5'7 in. wide, 8'8 in. deep 3'8 ½" x 11'9" door opening
BUILDING AMENITIES	<ul style="list-style-type: none">• Chevron Federal Credit Union• Deli Deluxe• High Rise Amenities – Coffee Bar• Paradise Gifts – Sundry shop• Subway <p><i>Connected by Sky bridge to KBR Tower</i></p>