

# Brookfield

## Wells Fargo Center North Tower

<b>General Description</b>	Wells Fargo Center - North Tower is one of two Class A buildings connected by an elegant, three-story, glass enclosed atrium. The atrium links the two towers and showcases one of the most significant sculpture collections in Southern California amidst fountains, retail shops and restaurants.
<b>Design Architect</b>	Skidmore, Owings & Merrill
<b>General Contractor</b>	Henry C. Beck Co. and Turner Construction Co.
<b>Mechanical Engineer</b>	James A. Knowles & Associates/Natkin
<b>Structural Engineer</b>	Skidmore, Owings & Merrill
<b>Completion Date</b>	1982
<b>Building Height</b>	54 stories
<b>Design Load</b>	20 pounds per square foot partition load 50 pounds per square foot live load
<b>Rentable Area</b>	Approximately 1,324,215 SF
<b>Typical Floor Area</b>	Approximately 26,000 SF
<b>Ceiling Heights</b>	Slab-to-slab heights on office floors is 13'0" Standard floor to ceiling height is 8'8"
<b>Mullion Spacing</b>	71" on center
<b>Exterior Column Spacing</b>	Varies between 16' – 17'-6" around core
<b>Parking</b>	1,312 spaces in the on-site subterranean parking garage shared with Wells Fargo Center South Tower.
<b>HEATING, VENTILATION AND AIR CONDITIONING</b>	The Building Automation and Energy Management System is Siemens Apogee. All supporting equipment is optimized and monitored for energy management from the same central location.
<b>Design Criteria</b>	The building's HVAC systems include: 1) One zone per 850 rsf; 60% perimeter and 40% interior 2) One supply air outlet per 250 rsf, 500 FPM maximum neck velocity 3) One return air inlet per 1,500 rsf (considering return air light fixtures) 4) Airflow shall be based upon temperature differences between room and supply air outlet of 20 degrees Fahrenheit for perimeter zones and 15 degrees Fahrenheit for the interior zones.
<b>Heat</b>	Heat is supplied by two – 12.5 million BTU Cleaver – Brooks gas fire tube boilers. Each floor is supplied with a 7,200 BTU Carrier hot coil fan to supply warm air.
<b>Air Conditioning</b>	Cooling is provided by three 1,500 ton and two 1,100 ton Carrier chillers, with one 200 ton standby Carrier chiller for specific tenant support. The chillers are supported by an 8,500 ton BAC – Prichard cooling tower on the roof of 333 S. Grand Ave. Each floor has a VFD speed controlled cold fan coil with 22,000 CFM feeding approximately 30 single and double duct zones.

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<b>Standard Hours of HVAC Operation</b>	8:00 AM to 6:00 PM, Monday through Friday 9:00 AM to 2:00 PM, Saturday
<b>ELECTRICITY</b>	
<b>General</b>	Building-standard power consists of 5 watts per usable square foot, connected load, provided by Los Angeles Department of Water & Power. Additional power is available based upon demonstrated need.
<b>Electric Closet</b>	3 per floor
<b>Telephone Closet</b>	3 per floor
<b>PASSENGER ELEVATORS</b>	
<b>Number of Elevators</b>	25 elevators organized into 5 banks: Floors 3 – 11 Floors 1, 12-22 Floors 1, 23- Floors 1, 33-42 Floors P1-1, 43-54 (4 cabs), Floors 1, 43-54 (2 cabs)  4 atrium elevators Floor 2-P5
<b>Elevator Capacity</b>	4,000 lbs. depending on elevator bank
<b>Elevator Speed</b>	500 – 1,500 FPM (ft. per minute), depending on bank; 250 – 300 FPM (Atrium cabs)
<b>SERVICE ELEVATORS</b>	
<b>Number of Elevators</b>	2 (tower); 1 (atrium)
<b>Elevator Capacity</b>	6,000 lbs. (tower); 4,000 lbs. (atrium)
<b>BUILDING AMENITIES</b>	Direct access to all major freeways Transportation options include Commuter Express and adjacent METRO Regional Connector station (under construction) Brookfield shuttle service to nearby parking and DTLA destinations On-site retail atrium including, Nick & Stef's, Market Café, Starbucks, Hope Street Friends and Concierge services Adjacent to Bunker Hill restaurants, hotels, shopping, entertainment and cultural venues Professionally staffed, on-site management team with 24-hour building security, engineering and maintenance services Unsurpassed tenant and visitor car experience: <ul style="list-style-type: none"><li>• Parking with valet, visitor and reserved offerings</li><li>• Text-down executive and visitor valet parking</li><li>• EV charging stations</li><li>• Dedicated bike parking</li><li>• Executive car wash and detail services</li></ul> Arts Brookfield produced seasonal exhibits and live music events