

THE TAP AT HYATT REGENCY MCCORMICK CONCEPT DESIGN NARRATIVE

The Tap at Hyatt Regency McCormick will connect the existing Corporate Center Level 3 with the pedestrian walkway (pedway) that occupies the north end of the West Hall parking garage and the pedestrian bridge that connects to the Marriott Marquis Chicago.

ARCHITECTURAL

- Demolition to be provided as required to accomplish the work.
- General Space
 - New carpet along corridor at south end of space with new hard surface flooring and decorative area rugs at the main event space.
 - New gypsum board ceiling along corridor at south of space and exposed structural ceiling (25% gyp. bd.) at the main event space, acoustically sprayed and painted black. Decorative light fixtures throughout.
- Zones 1 & 2
 - Fabric wrapped panels/wallcovering/paint at vertical surfaces.
 - Accent wall materials at each zone.
- Zone 3 - Bar
 - New gypsum board ceiling above the entirety of the bar with accent lighting.
 - New tile faced millwork bar and back bar with stone countertops and food service equipment as noted, but not limited to, as indicated in the drawings.
 - The area behind the bar to be waterproofed and provide for proper drainage of area and equipment.
- Pedestrian Walkway (Pedway)
 - Exposed structural ceiling with new linear lighting. New carpet flooring to transition into existing end of pedway/bridge and into The Tap.
- Existing Restrooms
 - New vanity, lighting, and wallcovering/paint.

LIGHTING

- In the interactive hallway(pedway), supplement the technology driven wall mounted light panels and TV monitors with low level step lights to provide safety walkway lighting on the ground. These would not compete with the effect lighting throughout. Consider a fixture, or series of fixtures, that will help create perceived transoms or portals within the hallway to help alleviate the sense of length throughout. These fixtures would bring a perpendicular presence into the long hallway and help foreshorten the perception.
- In the interactive lounge spaces (zones 1-3), array small low brightness downlights that are pendant hung to provide the necessary ambient and functional light levels. These would be coordinated with the exposed mechanical systems and interactive feature "balls". Some lighting at the bar will be accounted for. This will be in either a soffit or free hanging fixture. Back bar lighting and undercounter light shall also be provided. Lighting within the "niches" to help them look/feel like small break out spaces in their own right. All architectural fixtures shall be specified with 1% dimming capability to work with a dedicated dimming system. This will be coordinated within the needs of Hyatt and the electrical engineer.

MECHANICAL

- Demo all distribution ductwork, VAV and FPVAV boxes within the space.
- The main medium pressure duct main to remain for future use.
- The main hot water piping mains within the south E/W corridor. Remove all branch piping back to the main and end cap for future.
- Extend new branch ductwork from main into each zone.
- Provide new cooling-only VAV boxes serving interior spaces.
- Provide new fan power VAV boxes with hot water heat to serve the perimeter zones.
- Provide new diffuser type to accommodate an open ceiling configuration
- The public pedway corridor air system to remain for future use.

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- The primary east utility riser chase to be rotated on floor below to accommodate new grand portal opening to the space. The utility within the chase includes the chilled and hot water mains, toilet and general exhaust.

ELECTRICAL

- Demolish all existing electrical distribution cables, conduits, and other associated equipment back to panelboards located in 3rd floor electrical room.
- Existing panelboards in 3rd floor electrical room are to remain for new tenant use.
 - Existing panelboards to be reused:
 - HLP-03 (480/277V, 225A), Lighting
 - RP-03W (208/120V, 225A), Receptacles
 - RP-03E (208/120V, 225A), Receptacles
 - HVAC and AV equipment power source(s) to be confirmed.
 - Emergency lighting power source to be confirmed.

FIRE ALARM

- Remove existing fire alarm notification appliances (speaker/strobe) and initiating devices including conduit, equipment, back boxes and cable back to power source on the floor.
- Provide new notification appliances and initiating devices as required for new floor modifications.
- All new fire alarm notification appliances, initiating devices, and equipment will be connected to and be compatible with existing building system.

PLUMBING

- Provide connection to plumbing waste and vent stacks (P4) with stubs for future servicing the men's restroom. Cut into existing 4" waste and 4" vent stacks and make new connections to serve new bar plumbing fixtures and drains.
- Make new 2" cold water connection to existing 2 1/2" domestic water riser (P7) serving the women's restroom and distribute cold water to serve all new bar.
- Provide point of use grease trap to serve the bar.
- Provide central electric water heaters to generate domestic hot water bar equipment. Provide hot water, hot water return piping and recirculation pump to serve all plumbing fixtures. Preliminary water heater size for the bar to be (1) 120-gallon electric heater.

FIRE PROTECTION

- Provide new sprinkler coverage as required to match the new interior design layout per Chicago code and NFPA-13.
- Retain the existing main and branch piping where possible to accommodate new ceiling layout.
- At least one 2 1/2" hose valve will be required on the 3rd floor for code coverage.
- Provide fire extinguisher coverage throughout.

AUDO VISUAL

- Pedway Corridor
 - Provide (4) display locations that will be running a custom video program triggered by lighting system.
 - Provide ceiling speakers.
- Zone 1
 - Provide a 3x3 video wall with multiply HDMI inputs
 - Provide sound system with ceiling speakers.
 - Provide a control system with touch panel.
 - Provide aux video input
 - Provide aux audio input
- Zone 2
 - Provide a 3x3 video wall with multiple inputs
 - Provide sound system with ceiling speakers.
 - Provide control system with a wall mounted touch panel.
 - Provide 85" wall mounted display by conference table.
 - Provide HDMI inputs at table.
 - Provide ceiling microphones over conference table.

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- Provide sound system with ceiling speakers at conference table.
 - Provide control system with wall mounted touch panel
- Zone 3
 - Provide 3x3 video wall with multiple inputs
 - Provide sound system with ceiling speakers
 - Provide control system.
- AV Rack
 - Provide (2) 44RU rack with PDU and IDF
 - Provide (1) rack mounted touch panel
 - Provide support equipment AV system

STRUCTURED CABLING

- Provide horizontal pathway for premise cabling.
- Provide network connections from face plate locations to IDF/MDF.
- Provide network connection from table top device to IDF/MDF.
- Provide network connection to AP locations to IDF/MDF.