

U.S. STEEL TOWER

600 GRANT STREET

Technology Specifications

Utilities

Unmatched Power Distribution System

- 11,500 volt primary feeders through 8 high-voltage risers with 3 transformers for every 5 floors
- 600 Grant Street is the only building in downtown Pittsburgh that is supplied with un-transformed 11,500 volt power; allowing more efficient distribution throughout the building

Redundant Power Grid

- The public utility provides 600 Grant Street with 4 separate, isolated feeder circuits from 2 separate power grid connections (unique in Pittsburgh)
- Each feeder circuit capable of independently supplying the power needs of the building
- No major power failure in 30 years; redundant system means very low risk for a major outage

Tenant Cabling and Electrical Distribution System

- All copper wiring
- Unique main power distribution system minimizes high intensity transient surges and other power quality anomalies that are not always resolved with UPS and TVSS devices
- EMI surveys reveal no occurrences detrimental to modern computers
- Excellent power quality, harmonics characteristics
- Virtually 100% cellular floor system allows electrical and data outlets anywhere in tenant's space

Emergency Power Generators

- (2) 800 kW, 1,000 kva Diesel generators provide emergency power @ 480V, 1,200 amps each
- Building automatically transfers to Emergency power if outside power source fails
- Semi-annual power system testing and maintenance

Redundant Communications and Fiber Optic Data Providers

- Worldcom / MFS
- Full Services Networks
- AT&T
- ComCast
- Verizon
- Cypress Communication
- Rooftop antenna space available (600 Grant Street is the tallest building in Pittsburgh)
- 3 vertically stacked, electrical riser closets per floor

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HVAC

HVAC Capabilities

- 8,500 ton chiller plant with total redundancy
- Natural gas boiler plant with fuel oil back-up with total redundancy
- Air handling equipment provides in excess of 1.2 cfm per square foot
- Accommodates tenants with high density personnel and equipment needs

Tenant Condenser Water Loop

- Provides for economical 24 x 7 operations of supplemental tenant A/C Units for computer rooms, conference centers; any 24 x 7 tenant operation
- Tap-ins available on all tenant floors
- 1,600 ton capacity
- Domestic water back-up

Structural

Column-Free Floor Plan

- 45 foot x 220 foot clear span on each side of the building; allows for maximum efficiency in layout
- Excellent, building-wide vibration characteristics

Fire & Life Safety Systems

- Newly installed state-of-the-art fully addressable digital fire alarm system
- Exterior columns are liquid-filled with antifreeze for fire-proofing up to 1,000o F
- 3 emergency stairwells per floor

Transportation

- 48 main passenger elevators
- 4 freight elevators, including 1 with 10,000 lb. capacity
- \$9,000,000 garage renovation completed in 2000 with a capacity for 750 cars

Public Transportation

- Direct connections via subway tunnel to Public Transportation
- Easy access to interstate highways and parkways, not "buried" in downtown streets

Security

- Computerized Proximity Card Reader
- Full time 24 x 7 security guard force
- Newly installed (2002) fully digital CCTV system
- Tenant-specific private security access allowed