

Exhibit J

MEP Narrative

MEP Scope of Work:

HVAC: the existing HVAC systems are past their life expectancy and will all be removed. The new HVAC approach will provide four (4) AHU's in the basement with duct feeding the 1st and 2nd floors. One AHU will be installed on the 3rd floor to feed the 3rd floor and a split system will be added to feed the conference space.

Plumbing: The existing water heaters will be removed. Each building has a dedicated water and sanitary service, 620 the sanitary is capped, 622 sanitary discharges towards Benson Street. The plan is to reuse this sanitary to discharge all three buildings. The water service will be evaluated, the plan was to use one or two of the existing service. Water heating will be point of use at each sink.

Elec/IT: Each building has six (6) electric meters, the intent is to re-use one or two of the existing services to feed all three buildings. New power/lighting and data will be provided through the renovation. Cooper IT is looking at running a fiber from an adjacent property (to be determined), this will land in a new data closet either in the basement or on one of the floors (to be determined).