

SPACE TYPE: OFFICE

Construction Criteria

The unit costs for office space types are based on the following construction quality and design features. This information has been generally arranged in Uniformat structure.

| Category | |
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| Interior Construction | |
| <i>Partitions</i> | |
| <i>General</i> | <ul style="list-style-type: none"> ■ ½" GWB on metal studs at 16" OC ■ Raised floor to ceiling grid |
| <i>Suite Perimeter and Demising Partitions</i> | <ul style="list-style-type: none"> ■ Structural slab-to-slab ■ Inside face one layer 5/8" GWB on metal studs at 24" OC ■ Acoustical insulation ■ 40 STC |
| <i>Telephone Closets, Communications Closets</i> | <ul style="list-style-type: none"> ■ 5/8" GWB both sides on metal studs at 24" OC structural slab to structural slab |
| <i>Doors</i> | |
| <i>General</i> | <ul style="list-style-type: none"> ■ Solid core 1¾" hardwood veneer doors 3' - 0" (w) by 7' - 0" (h) ■ Door frames will be a minimum 14 gauge metal frame construction ■ Hardware to be latch sets with levers ■ Standard hinges |
| <i>Suite Entrance and Secondary Exits</i> | <ul style="list-style-type: none"> ■ Fire rated solid core hardwood veneer doors 3' - 0" (w) by 7' - 0" (h) ■ Door frames will be a minimum 14 gauge metal frame construction ■ Frame sound gasketing and threshold gasket ■ Hardware to be locksets with levers ■ Key locks ■ Automatic closer |
| <i>Work Rooms, Storage Rooms, File Rooms, Copier Areas, Coat Storage</i> | <ul style="list-style-type: none"> ■ Solid core hardwood veneer doors 3' - 0" (w) by 7' - 0" (h) ■ Door frames will be 14 gauge metal frame construction ■ Hardware to be latch sets with levers ■ Brushed stainless steel kick plate room side |
| <i>Signage</i> | |
| <i>Suite Entrance</i> | <ul style="list-style-type: none"> ■ Room identification signage to be vinyl letters mounted on plastic laminate face beside the door with ADAAG compliant tactile Braille signage |

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| <i>Room Signage System</i> | <ul style="list-style-type: none"> ■ Signage for life safety, public convenience (rest rooms) within the functional areas of the tenant will be included in the unit costs and will be building standard modular vinyl lettering on plastic laminate signage frame system with ADAAG compliant tactile Braille vinyl signage modules; Signage requirements within the tenant demised space related to their function will be provided by the tenant |
| <i>Raised Floor</i> | <ul style="list-style-type: none"> ■ Raised floor provided as part of building standard shell and core; raised floor provided in all non-core areas and core electrical, telephone and computer LAN closets |
| <i>Window Treatment</i> | <ul style="list-style-type: none"> ■ Horizontal 1" louver blinds ■ Cord free operation ■ Anti-static painted aluminum louvers ■ Concealed valance free head |
| Interior Finishes | |
| <i>Walls</i> | |
| <i>General</i> | <ul style="list-style-type: none"> ■ Low VOC semi-gloss paint with vinyl cove base |
| <i>Public Entrances, Reception, Manager/Head/Chief Office</i> | <ul style="list-style-type: none"> ■ Type II vinyl wall covering with wood base |
| <i>Work Rooms</i> | <ul style="list-style-type: none"> ■ Low VOC semi-gloss paint with vinyl cove base ■ Steel corner guards |
| <i>Floors</i> | |
| <i>General</i> | <ul style="list-style-type: none"> ■ Carpet tile above raised floor area ■ 32 oz per square yard level loop ■ Yarn dyed color with pattern ■ Fourth generation nylon yarn ■ Bonded construction with cushioned back |
| <i>Work Rooms, Storage Rooms, File Rooms, Copier Areas, Coat Storage, Telephone Closets, Communications Closets</i> | <ul style="list-style-type: none"> ■ Anti-static plastic laminate for raised floor areas or vinyl composition tile for non-raised floor |
| <i>Ceiling</i> | |
| <i>General</i> | <ul style="list-style-type: none"> ■ Suspended 24" by 24" acoustical tile ceiling included in shell and core; all other ceiling finishes priced as a premium in Tenant Improvements |
| <i>Service Unit/Coffee Bar</i> | <ul style="list-style-type: none"> ■ GWB soffit above counter area |

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| Plumbing | |
| <i>Service Unit/Coffee Bar</i> | <ul style="list-style-type: none"> ■ Counter mounted brushed stainless steel sink ■ Hot and cold water supply with tie-in to central system ■ Lever gooseneck faucet |
| HVAC | |
| <i>Air Distribution System</i> | |
| <i>Air Handling Unit</i> | <ul style="list-style-type: none"> ■ AHUs are part of the building shell and core provisions; no additional cooling capacity is assumed to be required as part of the Tenant Improvement work for this space type ■ New air filters to be provided at time of Tenant Improvement |
| <i>Air Supply</i> | <ul style="list-style-type: none"> ■ Pressurized raised floor air supply with ceiling plenum return air is part of the building shell and core provisions ■ Acoustical transfer ducts at all acoustically rated partitions at Chief/Head offices, tenant demising partitions |
| <i>Exhaust Air</i> | <ul style="list-style-type: none"> ■ Copier rooms, printer rooms and service units: exhaust operated by time clock or building automation system |
| <i>Thermostat Controls</i> | <ul style="list-style-type: none"> ■ Provide override controls for all the thermostats by the building automation system ■ Provide setback thermostat even in areas of 24 hour operation |
| Fire Protection | |
| <i>Fire Suppression</i> | <ul style="list-style-type: none"> ■ Sprinkler system is part of the building shell and core provisions; assume that Tenant Improvements for this space type require relocation of 10% sprinkler heads |
| <i>Fire and Smoke Detection</i> | <ul style="list-style-type: none"> ■ One smoke and heat detection device in occupiable areas as part of building shell and core provisions (not including closets, storage rooms or coat storage) ■ One fire alarm pull station by each egress point for each suite as part of building shell and core provisions |
| <i>Fire Alarms</i> | <ul style="list-style-type: none"> ■ Audible and visible (strobe) alarm in each occupiable space as part of building shell and core provisions (not including closets, storage rooms or coat storage) |
| Electrical | |
| <i>Electrical Outlets</i> | |
| <i>Raised Floor Areas</i> | <ul style="list-style-type: none"> ■ Raised floor wireway distribution with modular cable, distribution boxes and conduit every 12'- 0" providing 5 W/SF (power and task) ■ Flush floor receptacles with four duplex receptacles for every 100 SF ■ Wall mounted duplex outlets every 50'- 0" OC |
| <i>Service Unit/Coffee Bar</i> | <ul style="list-style-type: none"> ■ Two quadplex ground fault interrupter backsplash-mounted electrical outlets ■ One duplex wall outlet inside cabinet for refrigerator |

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| <i>Copier Area, Work Counters</i> | <ul style="list-style-type: none"> ■ One duplex backsplash-mounted outlet every 48" of counter run, and 1 duplex outlet with dedicated line ■ One recessed wall duplex outlet for clock ■ Provide special NEMA type outlet as required for copiers |
| <i>Telephone Closet, Communications Closet</i> | <ul style="list-style-type: none"> ■ Two dedicated duplex outlets on emergency power plus additional outlets for every 5'- 0" LF of wall space ■ Provide a separate 120-volt panel with master switch and five 20-amp circuits for the tenant telephone and LAN system |
| Lighting | |
| <i>General</i> | <ul style="list-style-type: none"> ■ General lighting provided as part of the building standard shell and core provisions with a minimum of one 24" (w) by 48" (l) recessed parabolic fluorescent fixture with two T-8 lamps and electronic ballasts per room and additional fixtures per every 80 SF (or T-5 equivalent) ■ Independent switch control for each suite with 3 way switches at each entrance, and one single switch control for each enclosed space, including offices, work rooms, file rooms, closets |
| Telephone and Communication Outlets | |
| <i>General</i> | <ul style="list-style-type: none"> ■ Conduit and pathways for services from the core to the tenant demised space provided as part of the building shell and core provisions; conduit and boxes within the tenant suite are part of the Tenant Improvement unit costs ■ Conduit and telephone outlet boxes are part of the Tenant Improvement unit costs; telephone systems and data LAN systems provided by tenant ■ Floor cut-out and flush floor receptacles for every 100 SF to accommodate telephone and LAN connections with cabling and equipment provided by tenant ■ Conduit and box for one ceiling mounted PA speaker for every 1,000 SF with cable and equipment provided by tenant |
| <i>Work Rooms, Storage Rooms, File Rooms, Copier Areas, Coat Storage</i> | <ul style="list-style-type: none"> ■ Conduit and box for one wall mounted telephone line with cable and equipment provided by tenant ■ Conduit and box for one ceiling mounted PA speaker with cable and equipment provided by tenant |
| Furnishings | |
| <i>Casework</i> | |
| <i>General</i> | <ul style="list-style-type: none"> ■ All millwork to be AWI custom grade hardwood veneer panels and plastic laminate tops with solid hardwood dimensional lumber |
| <i>Service Unit/Coffee Bar</i> | <ul style="list-style-type: none"> ■ AWI custom grade hardwood veneer base and upper cabinets |
| <i>Coat Storage</i> | <ul style="list-style-type: none"> ■ AWI custom grade plastic laminate shelf with metal coat hooks |