

SPACE TYPE: GENERAL STORAGE

Construction Criteria

The unit costs for General Storage space types are based on the construction quality and design features in the following table. This information has been generally organized under Uniformat headings. Items marked with a have a space-related cost impact on the building shell and core.

Category	Typical
Shell Superstructure	
<i>Floor Construction</i>	<input checked="" type="checkbox"/> 150 LB/SF live load
Interior Construction	
<i>Partitions</i>	
<i>Suite Perimeter and Public Corridor</i>	<ul style="list-style-type: none"> ■ Structural slab-to-slab ■ One layer ⁵/₈" GWB both sides on metal studs at 24" OC ■ 40 STC
<i>Doors</i>	
<i>General</i>	<ul style="list-style-type: none"> ■ Solid core 1³/₄" 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
<i>Materials Movement Areas</i>	<ul style="list-style-type: none"> ■ 1" ABS plastic clad wood core double service doors 5' - 0" (w) by 7' - 0" (h) ■ 250 degree cam hinge system ■ Acrylic view window ■ Impact plates and cart bumpers ■ OSHA marking ■ 6" concrete filled steel protective bollards at each jamb
<i>Signage</i>	
<i>Suite Entrance</i>	<ul style="list-style-type: none"> ■ Room identification signage to be vinyl letters mounted on plastic laminate frame system beside the door with ADAAG compliant tactile Braille signage modules
<i>Room Signage System</i>	<ul style="list-style-type: none"> ■ Signage for life safety, public convenience (toilets) 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 ■ OSHA floor and door way markings, indicating hazards from loading equipment and materials storage with ADAAG compliant raised textures to notify disabled of hazards
Interior Finishes	
<i>Walls</i>	

Category	Typical
<i>General</i>	<ul style="list-style-type: none"> ■ Low VOC semi-gloss enamel paint with vinyl cove base
<i>Floors</i>	
<i>General</i>	<ul style="list-style-type: none"> ■ Resilient vinyl tile
<i>Ceiling</i>	
<i>General</i>	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Exposed structure
Plumbing	
<i>General</i>	<ul style="list-style-type: none"> ■ Drains in areas storing fluid products
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 for this space type ■ New air filters to be provided at time of Tenant Improvement ■ Separate zone for large storage areas
<i>Air Supply</i>	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Insulated exposed ductwork with overhead diffusers
<i>Exhaust Air</i>	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Ducted return air
<i>Thermostat Controls</i>	<ul style="list-style-type: none"> ■ One thermostat per zone ■ Provide setback thermostat even in areas of 24 hr operation with override by BAS
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 requires relocation of 10% sprinkler heads ■ Fire and smoke dampers to be provided in rated walls
<i>Fire and Smoke Detection</i>	<ul style="list-style-type: none"> ■ One smoke and heat detection device in each occupiable space (not including closets) ■ One fire alarm pull station by each egress point for each suite
<i>Fire Alarms</i>	<ul style="list-style-type: none"> ■ Audible and visible (strobe) alarm in each occupiable space (not including closets, small storage rooms or coat racks)
Electrical	
<i>Electrical Outlets</i>	
<i>General</i>	<ul style="list-style-type: none"> ■ Wall mounted duplex outlets every 50'- 0" OC

Category	Typical
<i>Lighting</i>	
<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 fixture with two T-8 lamps and electronic ballasts per room and additional fixtures per every 80 SF (or T-5 equivalent) ☑ Parabolic fluorescent 24" (w) by 48" (l) suspended upright fixtures located every 80 SF ■ Independent switch control for each suite with 3 way switches at each entrance, and for each enclosed space
<i>Telephone and Communication Outlets</i>	
<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 provided as part of the Tenant Improvement unit costs; telephone systems and data LAN systems equipment provided by tenant ■ Conduit and boxes for wall mounted telephone outlets, one every 2,000 SF; equipment and wiring provided by tenant ■ Conduit and boxes for wall mounted LAN connections, one every 10,000 SF; equipment and wiring provided by tenant