

SPACE TYPE: AUTOMATED DATA PROCESSING (ADP) (HIGH DENSITY PC'S)

Construction Criteria

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

Category	
Shell Superstructure	
<i>Floor Construction</i>	<ul style="list-style-type: none"> ■ Raised floor provided as part of the building shell and core provisions
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 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 ■ Acoustical insulation ■ 45 ST
<i>Communications, Electrical Room</i>	<ul style="list-style-type: none"> ■ Structural slab-to-slab ■ Two layers ½" GWB on metal studs at 16" OC
<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) ■ Doorframes will be a minimum 14 gauge metal frame construction ■ Hardware to be latch sets with levers
<i>Main Suite Public Entrance</i>	<ul style="list-style-type: none"> ■ Solid core 1¾" hardwood veneer double doors in 6'- 0" (w) by 7'- 0" (h) ■ Doorframes will be a minimum 14 gauge metal frame construction ■ Frame and threshold sound gasketing ■ Hardware to be locksets with levers ■ Key locks ■ Automatic closers
<i>Signage</i>	
<i>Suite Entrance</i>	<ul style="list-style-type: none"> ■ Room identification signage to be raised plastic letters mounted beside the door with Braille stainless steel ADAAG compliant module

Category	
<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
<i>Window Treatment</i>	<ul style="list-style-type: none"> ■ Horizontal 1" louver blinds at offices ■ Anti-static painted aluminum louvers ■ Concealed valance free head
<i>Floor</i>	<ul style="list-style-type: none"> ■ 12" raised floor provided as part of the building shell and core provisions ■ All non-core areas and core electrical, telephone and computer LAN closets ■ Exclude core areas of public lobby, public toilets, mechanical fan rooms, janitor closets and storage rooms ■ Low pressure high induction diffuser ■ Concrete filled metal pans at 24" modules ■ Pedestal and stringer support, with intermediate support ■ UL rated conduit
Interior Finishes	
<i>Walls</i>	
<i>General</i>	<ul style="list-style-type: none"> ■ Low VOC semi-gloss paint with vinyl base
<i>Floors</i>	
<i>General</i>	<ul style="list-style-type: none"> ■ Anti-static plastic laminate (on raised floor as part of building shell and core provisions)
<i>Ceiling</i>	
<i>General</i>	<ul style="list-style-type: none"> ■ Suspended 24" by 24" acoustical tile ceiling included in building shell and core provisions
HVAC	
<i>Air Handling Units</i>	<ul style="list-style-type: none"> ☑ ADPPC suite to be equipped with redundant cooling capacity consisting of split air-cooled air-conditioning unit; assume capacity to be 7½ tons based on approximately 200 SF per ton ☑ Assume 24 hour operation
<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 ■ Separate zones for each space ☑ Acoustical transfer ducts at all acoustically rated partition
<i>Thermostat Controls</i>	<ul style="list-style-type: none"> ■ Provide separate controls for each room ■ Provide setback thermostat even in areas of 24 hr operation with override control by building shell and core BAS

Category	
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 Improvement 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 devices in each occupiable space ■ 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
Electrical	
<i>General Criteria</i>	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> 30 Watts per USF <input checked="" type="checkbox"/> 208 V service
<i>UPS and Emergency Power</i>	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Emergency power and uninterruptible power supply (UPS) shall be provided to meet all electrical requirements of the entire ADPPC (server) facility for 30 minutes
<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" ■ Raised floor to have 30 Watts/USF general power supply ■ Flush floor receptacles, with four duplex receptacles for every 20 SF for equipment areas ■ Wall mounted duplex outlets every 25'- 0" OC
<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 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 for each enclosed space, including offices, work rooms, file rooms, closets
<i>Telephone and Communication Outlets</i>	

Category	
<i>General</i>	<ul style="list-style-type: none"> ☑ Additional capacity for cable trays, conduit for horizontal and vertical pathways, and wire closets to accommodate ADP room ■ 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 outlet boxes are part of the Tenant Improvement unit costs; telephone systems and Data LAN systems are provided by tenant ■ Conduit and boxes for flush floor receptacles one telephone line for every 100 SF provided as part of the Tenant Improvement unit costs; equipment and wiring provided by tenant ■ Conduit and boxes for flush floor receptacles, with one LAN connection for every 20 SF provided as part of the Tenant Improvement unit costs; equipment and wiring provided by tenant ■ Conduit and boxes for one ceiling mounted PA speaker for every 1,000 SF provided as part of the Tenant Improvement unit costs; equipment and wiring provided by tenant
<i>Computer Equipment</i>	<ul style="list-style-type: none"> ■ Conduit and boxes for fiber optic main horizontal and vertical backbone system (optics by tenant) provided as part of the Tenant Improvement unit costs; equipment and wiring provided by tenant ■ Conduit and boxes for ISDN communication lines for web servers provided as part of the Tenant Improvement unit costs; equipment and wiring provided by tenant