

SPACE TYPE: AUDITORIUM

Construction Criteria

The unit costs for Auditorium space types are based on the construction quality and design features in the following table. 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"> <input checked="" type="checkbox"/> Sloped floor for sight lines of audience to stage with level terraces for each row of seating; bottom and intermediate rows will be directly accessible from entry levels to allow for ADAAG compliant accessible seating positions <input checked="" type="checkbox"/> Raised stage floor <input checked="" type="checkbox"/> Steel truss construction approximately 8'- 0" (d) <input checked="" type="checkbox"/> Allowance of 5 pounds per SF for transfer conditions
Interior Construction	
<i>Partitions</i>	
<i>General</i>	<ul style="list-style-type: none"> ■ 8" CMU with metal stud furring and ⁵/₈" GWB face both sides ■ Acoustical insulation ■ Floor-to-structural deck ■ 45 STC
<i>Storage, Media Room, Projector Room, Rear Projector Room</i>	<ul style="list-style-type: none"> ■ Structural slab-to-slab ■ One layer 1/2" GWB both sides on metal studs at 16" OC ■ 40 STC
<i>Doors</i>	
<i>General</i>	<ul style="list-style-type: none"> ■ Solid core 1 3/4" hardwood veneer double doors 6'- 0" (w) by 7'- 0" (h) ■ Doorframes will be a minimum 14 gauge metal frame construction ■ Hardware to be panic release locksets with bush bars and levers and with concealed vertical bolts
<i>Media Room, Projector Room, Rear Projector Room</i>	<ul style="list-style-type: none"> ■ Solid core 1 3/4" hardwood veneer doors 3'- 0" (w) by 7'- 0" (h) ■ Doorframes will be a minimum 14 gauge metal frame construction ■ Hardware to be locksets with levers ■ Key locks
<i>Coat Check Counter</i>	<ul style="list-style-type: none"> ■ Coiling overhead wood slat door ■ Hardwood veneer slats ■ Manual operations ■ Deadbolt lock

Category	
<i>Toilets</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
	<ul style="list-style-type: none"> ■ Frame sound gasketing ■ Hardware to be locksets with levers.
<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 raised Braille on ADAAG compliant module
<i>Billboard Signage</i>	<ul style="list-style-type: none"> ■ Billboard system provided by tenant
<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>Specialties – Toilet Accessories</i>	<ul style="list-style-type: none"> ■ Stainless steel ceiling hung partitions ■ Toilet paper holder ■ Feminine napkin disposal (female toilets only) ■ Paper towel dispenser combination waste receptacle ■ Soap dispenser ■ Mirror with stainless steel edging ■ ADAAG compliant grab bar
<i>Floor</i>	
<i>Stage</i>	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Raised wood floor and composite metal/concrete deck with fire insulation in crawl space
Interior Finishes	
<i>Walls</i>	
<i>Auditorium</i>	<ul style="list-style-type: none"> ■ Combination Type II vinyl wall covering and fabric covered acoustical wall panels ■ Stage area to be Type II vinyl wall covering ■ Orchestra (audience) side walls to be Type II vinyl wall coverings for 1/3 of the front and fabric covered acoustical panels for 2/3 of the back ■ Rear walls to be fabric covered acoustical panels
<i>Media Room, Projector Room, Rear Projector Room, Coat Check</i>	<ul style="list-style-type: none"> ■ Low VOC semi-gloss paint with vinyl cove base
<i>Toilets</i>	<ul style="list-style-type: none"> ■ Ceramic tile
<i>Floors</i>	

Category	
<i>General</i>	<ul style="list-style-type: none"> ■ 6'-0" broadloom carpet ■ 32 oz per square yard level loop
	<ul style="list-style-type: none"> ■ Yarn dyed color with pattern ■ Fourth generation nylon yarn ■ Bonded construction with cushioned back
<i>Toilets</i>	<ul style="list-style-type: none"> ■ Ceramic tile
<i>Ceiling</i>	
<i>General</i>	<ul style="list-style-type: none"> ■ Suspended 24" by 24" acoustical tile ceiling as part of building shell and core provisions
<i>Auditorium</i>	<ul style="list-style-type: none"> ☑ Plaster and plywood combination ceiling for reverberation characteristics
<i>Toilets</i>	<ul style="list-style-type: none"> ■ Suspended 24" by 24" acoustical tile ceiling ☑ GWB soffit above counter
Plumbing	
<i>Toilets</i>	<ul style="list-style-type: none"> ■ Porcelain sink inset in counter ■ Cold and hot water supply ■ Lever faucet ■ Porcelain floor mounted flush-valve water closet
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; assume that the Tenant Improvements for this space type requires a 30% increase in cooling capacity above building shell and core requirements with the cost for this additional cooling capacity to be included in building shell and core cost ■ Auditorium to have separate AHU constant volume with modulated temperature control ☑ Separate zones for auditorium, lobby and projection spaces ☑ Separate zone for stage area from audience seating ■ See building shell and core provisions for other zoning requirements
<i>Air Supply</i>	<ul style="list-style-type: none"> ☑ Ducted supply through floor vents with ducted ceiling return air vents in auditorium and lobby; other spaces to have ducted ceiling supply with return air ceiling plenum ☑ Transfer ducts at all acoustically rated partitions
<i>Exhaust Air</i>	<ul style="list-style-type: none"> ☑ Provide exhaust for projection equipment per code ☑ Provide direct 100% exhaust at toilet rooms operated by time clock or BAS
<i>Thermostat Controls</i>	<ul style="list-style-type: none"> ■ Provide setback thermostat with override 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 Improvements for this space type requires relocation of 10% sprinkler heads ■ Fire and smoke dampers to be provided in rated walls ☑ Provide sprinklers under stage platform
<i>Fire and Smoke Detection</i>	<ul style="list-style-type: none"> ■ Smoke and heat detection devices in each occupiable space and under stage platform ■ One fire alarm pull station by each egress point
<i>Fire Alarms</i>	<ul style="list-style-type: none"> ■ Audible and visible (strobe) alarm in each occupiable space
Electrical	
<i>Electrical Outlets</i>	
<i>Auditorium</i>	<ul style="list-style-type: none"> ■ Wall mounted duplex outlets on every wall or every 25'- 0" OC plus four wall outlets on stage wall ■ Four recessed floor-mounted duplex receptacles with brass cover plates at stage center ■ One recessed wall duplex outlet for clock ■ Electrical circuit with plug outlets for lights and equipment on gridiron
<i>Projection Room, Rear Projection Room</i>	<ul style="list-style-type: none"> ■ Four wall mounted duplex outlets with one duplex outlet with dedicated line
<i>Lighting</i>	
<i>Auditorium</i>	<ul style="list-style-type: none"> ☑ Dramatic stage lighting system, including front lighting, foot lighting, spot lights, follow spot lights, beam lights, flood lights ☑ Step lights recessed into floor risers at each seating tier ☑ Wall mounted low light level sconce lights along side walls at every 15'- 0" ☑ Parabolic fluorescent 24" (w) by 48" (l) recessed ceiling fixtures located every 200 SF with dimmable function ☑ Lighting controls in projection booth, including spot light operator position ☑ Provide programmable lighting control system
<i>Coat Check, Media Library, Storage,</i>	<ul style="list-style-type: none"> ■ Independent switch
<i>Projection Room, Rear Projection Room</i>	<ul style="list-style-type: none"> ■ Parabolic fluorescent 24" (w) by 48" (l) recessed ceiling fixtures with two T-8 lamps and electronic ballasts located every 80 SF provided as part of the building shell and core provisions (or T-5 equivalent) ☑ Dimmable controls

Category	
Telephone and Communication Systems	
<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 ■ Power and conduit for sound amplification system, audiovisual projection system, and teleconference systems provided as part of the Tenant Improvement unit costs; equipment provided by tenant
<i>Auditorium</i>	<ul style="list-style-type: none"> ■ Conduit and boxes for sound reinforcement system including microphones, splitters, amplification, recording, speakers, ALS transmitters and receivers and remote control system provided as part of Tenant Improvement unit costs; equipment and wiring provided by tenant ■ Conduit and boxes for projection system including electric operated recessed ceiling mounted projection screen, film projector, SVGA rear screen digital projector provided as part of Tenant Improvement unit costs; equipment and wiring provided by tenant ■ Conduit and boxes for audience voting/input system including chair jacks, central switch board, server connections and stage data connections provided as part of Tenant Improvement unit costs; equipment and wiring provided by tenant
<i>Projection Room, Rear Projection Room</i>	<ul style="list-style-type: none"> ■ Conduit and boxes for one wall mounted telephone line provided as part of Tenant Improvement unit costs; equipment and wiring provided by tenant ■ Conduit and boxes for one wall mounted LAN connection provided as part of Tenant Improvement unit costs; equipment and wiring provided by tenant ■ Conduit and boxes for one ceiling mounted PA speaker provided as part of Tenant Improvement unit costs; equipment and wiring provided by tenant ■ Conduit and boxes for one AV control console, with light controls, speaker controls, digital video feed control provided as part of Tenant Improvement unit costs; equipment and wiring provided by tenant
<i>Media Library</i>	<ul style="list-style-type: none"> ■ Conduit and boxes for one wall mounted telephone line provided as part of Tenant Improvement unit costs; equipment and wiring provided by tenant ■ Conduit and boxes for one wall mounted LAN connection provided as part of Tenant Improvement unit costs; equipment and wiring provided by tenant
<i>Storage, Coat Check</i>	<ul style="list-style-type: none"> ■ Conduit and boxes for one wall mounted telephone line provided as part of Tenant Improvement unit costs; equipment and wiring provided by tenant ■ Conduit and boxes for one ceiling mounted PA speaker provided as part of Tenant Improvement unit costs; equipment and wiring provided by tenant
Equipment	
<i>Stage Equipment</i>	<ul style="list-style-type: none"> ■ Gridiron with catwalk 4'- 0" (w) spanning length of stage to be black epoxy painted steel pipe with tubular steel trusses suspended from structure above by steel threaded rods ■ Stage cyclorama of flame retardant treated Class A fabric on steel rail drapery track with electric operation controlled from projection room
<i>Lectern</i>	<ul style="list-style-type: none"> ■ Conduit and boxes for electric height adjustable lectern with integral command center for lighting, presentation and sound equipment with hardwood veneer finish, lockable caster wheels, and sloped surface with reading light and microphone stalks provided as part of Tenant Improvement unit costs; equipment and wiring provided by tenant

Category	
Furnishings	
	<i>Fixed Furniture</i>
	<i>Seating</i>
	<ul style="list-style-type: none"> ■ Fixed seats with tilting upholstered seat and back, integral arm and tablet arm ■ Articulated back for maximum occupant passage space between rows ■ Air-cushioned pneumatic slow lift seat with ¾ safety fold ■ Integrally molded seat cushions with steel frame construction ■ Fully upholstered or wood contoured outer back and seat shells ■ Wood armrests with tablet arm option ■ Aisle light option at row ends ■ Seat number/row letter ■ ADA accessible ends with wheelchair access option-removable seats in sections of two and accessible end chairs for mobility limited occupants ■ Riser mount beam support
	<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>Coat Check</i>
	<ul style="list-style-type: none"> ■ 10' - 0" (l) counter with transaction height 24" (d) surface ■ Coat racks with coat rod supported by plastic laminate clad panel full height dividers, with 2' - 4" shelf above for hat storage
	<i>Projection Room</i>
	<ul style="list-style-type: none"> ■ AWI custom grade hardwood veneer 6' - 0" counter for projection equipment with shelving below and operator knee space on one side
	<i>Media Library and Storage Shelving</i>
	<ul style="list-style-type: none"> ■ AWI custom grade hardwood veneer shelving units, 10" (d) by 30"(w) by 8"(h)