

SPACE TYPE: WAREHOUSE

Construction Criteria

The unit costs for Warehouse 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	
Shell Superstructure	
<i>Structural Frame</i>	<ul style="list-style-type: none"> ■ High-bay construction part of the building shell and core provisions
<i>Floor Construction</i>	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> 250 LB/SF live load ■ Slab on Grade
Interior Construction	
<i>Partitions</i>	
<i>Perimeter and Public Corridor</i>	<ul style="list-style-type: none"> ■ Structural slab-to-slab ■ One layer $\frac{5}{8}$" GWB both sides on metal studs at 24" OC ■ Acoustical insulation ■ 40 STC
<i>Doors</i>	
<i>General</i>	<ul style="list-style-type: none"> ■ Hollow metal 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>Vehicle Doors</i>	<ul style="list-style-type: none"> ■ Concealed overhead coiling door, 7'- 0" (w) by 10'- 0" (h) with dock bumper and seal and electric operation ■ 26 gauge powder finished flat metal slats ■ Motor operation ■ Bottom lock ■ Weather seals at the bottom, guides, and hood
<i>Signage</i>	
<i>Entrance</i>	<ul style="list-style-type: none"> ■ Room identification signage to be raised plastic letters mounted beside the door with ADAAG compliant tactile Braille signage modules

Category	
<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
	<ul style="list-style-type: none"> ■ Signage requirements within the tenant demised space related to their function will be provided by the tenant ■ OSHA floor and doorway markings indicating hazards from loading equipment and materials storage; Provide raised floor markings for ADAAG compliant hazard warning
Interior Finishes	
<i>Walls</i>	
<i>General</i>	<ul style="list-style-type: none"> ■ Low VOC semi-gloss enamel paint with vinyl cove base
<i>Offices</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"> ■ Epoxy paint floor coating
<i>Offices</i>	<ul style="list-style-type: none"> ■ Resilient vinyl tile
<i>Ceiling</i>	
<i>General</i>	<ul style="list-style-type: none"> ■ Painted exposed structure
<i>Offices</i>	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Suspended 24" x 24' acoustical tile
Plumbing	
<i>General</i>	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Floor drains, one for every two building bays <input checked="" type="checkbox"/> Sand and oil traps on waste lines
HVAC	
<i>Air Distribution System</i>	
<i>Air Handling Unit</i>	<ul style="list-style-type: none"> ■ Building shell and core is heated and ventilated only
<i>Air Supply</i>	<ul style="list-style-type: none"> ■ Insulated exposed ductwork with overhead diffusers ■ Ducted return air
<i>Exhaust Air</i>	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> 100% exhaust from storage areas with paint, petroleum, aerosol or other minor amounts posing moderate hazard storage conditions
<i>Thermostat Controls</i>	<ul style="list-style-type: none"> ■ One thermostat per zone ■ Provide setback thermostat even in areas of 24 hour operation 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
<i>Fire and Smoke Detection</i>	<ul style="list-style-type: none"> ■ Fire and smoke dampers to be provided in rated walls ■ One smoke and heat detection device for every 1,000 SF in each space ■ 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>General</i>	<ul style="list-style-type: none"> ■ Wall mounted duplex outlets every 50'- 0" OC ■ One duplex electrical outlet on every other column
<i>Lighting</i>	
<i>General</i>	<ul style="list-style-type: none"> ■ 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 boxes for telephone systems and data LAN systems provided as part of the Tenant Improvement unit costs; equipment and wiring provided by tenant ■ Conduit and boxes for one telephone line for every 2,000 SF provided as part of the Tenant Improvement unit costs; equipment and wiring provided by tenant ■ Conduit and boxes for one LAN connection for every 10,000 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 1000 SF provided as part of the Tenant Improvement unit costs; equipment and wiring provided by tenant
Commercial Equipment	
<i>Dock Loading Equipment</i>	<ul style="list-style-type: none"> ■ Provide one dock leveler, electro-hydraulic operation per every five tenant truck bays