

## SPACE TYPE: CONFERENCE / CLASSROOM

### Construction Criteria

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

Category	
<b>Interior Construction</b>	
<i>Partitions</i>	
<i>General</i>	<ul style="list-style-type: none"> <li>■ One layer ½” GWB both sides on metal studs at 16” OC</li> <li>■ Acoustical insulation</li> <li>■ Floor-to-structural deck with underfloor plenum dividers</li> <li>■ 45 STC</li> </ul>
<i>Folding Walls</i>	<ul style="list-style-type: none"> <li>■ Operable walls with 3” thick paired panels for general purpose applications with high density panel faces machine laminated to metal frames</li> <li>■ 47 STC</li> <li>■ Type II vinyl wall covering</li> <li>■ Class “A” flame spread rating</li> <li>■ No exposed trim</li> <li>■ Metal ceiling track system with double nylon roller support per panel</li> </ul>
<i>Storage Rooms and Other Ancillary Spaces</i>	<ul style="list-style-type: none"> <li>■ Floor-to-ceiling</li> <li>■ One layer ½” GWB both sides on metal studs at 16” OC</li> </ul>
<i>Toilets</i>	<ul style="list-style-type: none"> <li>■ Structural slab-to-slab</li> <li>■ One layer ½” GWB both sides on metal studs at 16” OC</li> <li>■ Acoustical insulation</li> <li>■ 40 STC</li> </ul>
<i>Doors</i>	
<i>General</i>	<ul style="list-style-type: none"> <li>■ Solid core 1¾” hardwood veneer doors 3’- 0” (w) by 7’- 0” (h)</li> <li>■ Doorframes will be a minimum 14 gauge metal frame construction</li> <li>■ Hardware to be locksets with levers</li> <li>■ Key locks</li> </ul>

<b>Category</b>	
<i>Meeting Rooms</i>	<ul style="list-style-type: none"> <li>■ Solid core 1¾” hardwood veneer double doors 6’- 0” (w) by 7’- 0” (h)</li> <li>■ Doorframes will be a minimum 14 gauge metal frame construction</li> <li>■ Hardware to be panic release locksets with push bars and levers and concealed vertical bolts</li> <li>■ Acoustical frame gaskets</li> </ul>
<i>Toilets</i>	<ul style="list-style-type: none"> <li>■ Solid core 1¾” hardwood veneer doors 3’- 0” (w) by 7’- 0” (h)</li> <li>■ Door frames will be a minimum 14 gauge metal frame construction</li> <li>■ Frame sound gasketing</li> <li>■ Hardware to be locksets with levers</li> </ul>
<i>Coat Check Counter</i>	<ul style="list-style-type: none"> <li>■ Coiling overhead wood slat door</li> <li>■ Hardwood veneer slats</li> <li>■ Manual operations</li> <li>■ Deadbolt lock</li> </ul>
<i>Signage</i>	
<i>Suite Entrance</i>	<ul style="list-style-type: none"> <li>■ Room identification signage to be raised plastic letters mounted beside the door with raised Braille on ADAAG compliant module</li> </ul>
<i>Room Signage System</i>	<ul style="list-style-type: none"> <li>■ 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</li> <li>■ Signage requirements within the tenant demised space related to their function will be provided by the tenant</li> </ul>
<i>Specialties – Toilet Accessories</i>	<ul style="list-style-type: none"> <li>■ Stainless steel ceiling hung partitions</li> <li>■ Toilet paper holder</li> <li>■ Feminine napkin disposal (female toilets only)</li> <li>■ Paper towel dispenser combination waste receptacle</li> <li>■ Soap dispenser</li> <li>■ Mirror with stainless steel edging</li> <li>■ ADAAG compliant grab bar</li> </ul>
<i>Window Treatment</i>	<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Head mounted rolling black-out fabric shades on any exterior windows in meeting space; shades must provide 100% coverage with overlap to prevent light leakage at ends</li> <li><input checked="" type="checkbox"/> Electric operation</li> </ul>
<b>Interior Finishes</b>	
<i>Walls</i>	
<i>General</i>	<ul style="list-style-type: none"> <li>■ Low VOC semi-gloss paint with vinyl cove base</li> </ul>
<i>Reception, and Pre-function Spaces</i>	<ul style="list-style-type: none"> <li>■ Vinyl wall covering</li> </ul>

Category	
<i>Meeting Rooms</i>	<ul style="list-style-type: none"> <li>■ Type II vinyl wall covering with fabric covered acoustical panel upper wall portion and vinyl cove base</li> </ul>
<i>Toilets</i>	<ul style="list-style-type: none"> <li>■ Ceramic tile</li> </ul>

Category	
<b>Floors</b>	
<i>General</i>	<ul style="list-style-type: none"> <li>■ Carpet tile</li> <li>■ 32 oz per square yard level loop</li> <li>■ Yarn dyed color with pattern</li> <li>■ Fourth generation nylon yarn</li> <li>■ Bonded construction with cushioned back</li> </ul>
<i>Toilets</i>	<ul style="list-style-type: none"> <li>■ Ceramic tile</li> </ul>
<b>Ceiling</b>	
<i>General</i>	<ul style="list-style-type: none"> <li>■ Suspended 24" by 24" acoustical tile ceiling part of building shell and core provisions</li> </ul>
<i>Toilets</i>	<ul style="list-style-type: none"> <li>■ Suspended 24" by 24" acoustical tile ceiling included in building shell and core provisions</li> <li><input checked="" type="checkbox"/> GWB soffit over counter areas</li> </ul>
<b>Plumbing</b>	
<i>Toilets</i>	<ul style="list-style-type: none"> <li>■ Porcelain sink inset in counter</li> <li>■ Cold and hot water supply</li> <li>■ Lever faucet</li> <li>■ Porcelain floor mounted flush-valve water closet</li> </ul>
<b>HVAC</b>	
<i>Air Distribution System</i>	
<i>Air Handling Unit</i>	<ul style="list-style-type: none"> <li>■ AHUs are part of the building shell and core provisions; assume that the Tenant Improvements for this space type require a 15% increase in cooling capacity above building shell and core provisions with the cost for this additional cooling capacity to be included in building shell and core</li> <li><input checked="" type="checkbox"/> Conference center to have separate AHU</li> <li><input checked="" type="checkbox"/> Typical after hours operation</li> <li>■ VAV system is part of the building shell and core provisions</li> <li>■ See building shell and core provisions for other zoning requirements</li> </ul>

Category	
<i>Air Supply</i>	<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Ducted ceiling supply with return air ceiling plenum</li> <li><input checked="" type="checkbox"/> Acoustical transfer ducts at all acoustically rated partitions</li> </ul>
<i>Exhaust Air</i>	<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Provide direct 100% exhaust at toilet rooms operated by time clock or BAS</li> </ul>
<i>Thermostat Controls</i>	<ul style="list-style-type: none"> <li>■ Provide setback thermostat with override control provided by building shell and core BAS</li> </ul>
<b>Fire Protection</b>	
<i>Fire Suppression</i>	<ul style="list-style-type: none"> <li>■ 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</li> <li>■ Fire and smoke dampers to be provided in rated walls</li> </ul>
<i>Fire and Smoke Detection</i>	<ul style="list-style-type: none"> <li>■ One smoke and heat detection device in each occupiable space</li> <li>■ One fire alarm pull station by each egress point</li> </ul>
<i>Fire Alarms</i>	<ul style="list-style-type: none"> <li>■ Audible and visible (strobe) alarm in each occupiable space</li> </ul>
<b>Electrical</b>	
<i>Electrical Outlets</i>	
<i>General</i>	<ul style="list-style-type: none"> <li>■ Wall mounted duplex outlets on every wall or every 50' - 0" OC</li> </ul>
<i>Meeting Rooms</i>	<ul style="list-style-type: none"> <li>■ Wall mounted duplex outlets on every wall or every 10' - 0" OC</li> <li>■ Two recessed floor mounted duplex receptacles with brass cover plates at room center</li> <li>■ One recessed wall duplex outlet for clock</li> </ul>
<i>Computer Learning Lab</i>	<ul style="list-style-type: none"> <li>■ 16 recessed floor mounted duplex electrical outlets paired on dedicated lines with surge protection and brass cover plates</li> <li>■ Wall mounted duplex outlets on every wall or every 10' - 0" OC</li> <li>■ One recessed wall duplex outlet for clock</li> </ul>
<i>Lighting</i>	
<i>General</i>	<ul style="list-style-type: none"> <li>■ 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)</li> <li>■ Independent switch control for each room with 3 way switches at each entrance and for each enclosed space, including closets</li> </ul>
<i>Meeting Rooms</i>	<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Dimmable light controls located on the wall at the entrance</li> </ul>
<i>Telephone and Communication Systems</i>	

<b>Category</b>	
<i>General</i>	<ul style="list-style-type: none"> <li>■ 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</li> <li>■ Conduit and boxes to accommodate sound reinforcement systems, audiovisual projection system, computer training equipment, and teleconference equipment will be provided as part of the Tenant Improvement unit costs; equipment and wiring to be provided by tenant</li> </ul>
<i>Teleconference System</i>	<ul style="list-style-type: none"> <li>■ Conduit and boxes provided as part of the Tenant Improvement unit costs; equipment and wiring provided by tenant</li> </ul>
<i>Meeting Rooms</i>	<ul style="list-style-type: none"> <li>■ 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</li> <li>■ Conduit and boxes for projection system including electric operated recessed ceiling mounted projection screen, film projector, SVGA rear screen digital projector; equipment and wiring provided by tenant</li> </ul>
<i>Reception, and Prefunction Space</i>	<ul style="list-style-type: none"> <li>■ Conduit and boxes for three pay telephone locations with jack outlets for drop in modem use provided as part of Tenant Improvement unit costs; equipment and wiring provided by others</li> </ul>
<i>Computer Lab</i>	<ul style="list-style-type: none"> <li>■ Conduit and boxes for one wall mounted telephone line provided as part of the Tenant Improvement unit costs; equipment and wiring to be provided by tenant</li> <li>■ Conduit and boxes for 16 recessed floor mounted LAN connections with brass cover plates provided as part of the Tenant Improvement unit costs; equipment and wiring to be provided by tenant</li> <li>■ Conduit and boxes for one ceiling mounted PA speaker provided as part of the Tenant Improvement unit costs; equipment and wiring to be provided by tenant</li> <li>■ Conduit and boxes for one AV control console, with light controls, speaker controls, digital video feed control provided as part of the Tenant Improvement unit costs; equipment and wiring to be provided by tenant</li> </ul>
<b>Furnishings</b>	
<i>Casework</i>	
<i>General</i>	<ul style="list-style-type: none"> <li>■ All millwork to be AWI custom grade hardwood veneer panels and plastic laminate tops with solid hardwood dimensional lumber</li> </ul>
<i>Coat Check</i>	<ul style="list-style-type: none"> <li>■ 10' - 0" (l) counter with transaction height 24" (d) surface</li> <li>■ Coat racks with coat rod supported by plastic laminate clad panel full height dividers with 24" shelf above for hat storage</li> </ul>
<i>Toilets</i>	<ul style="list-style-type: none"> <li>■ Plastic laminate lavatory counters</li> </ul>