

SPACE TYPE: ENHANCED OFFICE

Construction Criteria

The unit costs for Enhanced Office 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	
Interior Construction	
	<i>Partitions</i>
	<i>General</i>
	<i>Judge's Conference and Robing Room, and Trial Jury Room</i>
	<i>Suite Perimeter and Demising Partitions, Jury Assembly Area</i>
	<i>Attorney Conference/ Witness Waiting Rooms, Private Toilets, Equipment Storage, Closets, Service Units, and Coat Rack Rooms</i>
	<i>Doors</i>
	<i>General</i>

Category	
<i>Suite Entrance and Secondary Exits</i>	<ul style="list-style-type: none"> ■ Fire rated solid core hardwood veneer doors 3'- 0" (w) by 7'- 0" (h) ■ Door frames will be a minimum 14 gauge metal frame construction ■ Frame sound gasketing and threshold gasket ■ Hardware to be locksets with levers ■ Key locks ■ Automatic closer
<i>Judge's Conference and Robing Room, Trial Jury Room, and Jury Room Soundlock Doors</i>	<ul style="list-style-type: none"> ■ Solid core 1¾" hardwood veneer doors 3'- 0" (w) by 7'- 0" (h) ■ Door frames to be solid hardwood, stained, and sealed ■ Frame and threshold sound gasket ■ Hardware to be locksets with levers ■ Key locks and conduit for fail-safe electric locks connected to the fire alarm system; electronic security equipment and cabling provided by tenant ■ Automatic closers
<i>Attorney Conference/ Witness Waiting Rooms, Grand Jury Witness Rooms, Private Toilets, Equipment or Video Storage, Closets, Service Units, and Coat Rack Rooms</i>	<ul style="list-style-type: none"> ■ Solid core 1¾" hardwood veneer doors 3'- 0" (w) by 7'- 0" (h) ■ Door frames to be solid hardwood, stained, and sealed ■ Hardware to be locksets with levers ■ Key locks
<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) ■ Feminine napkin dispenser (female toilets only) ■ Paper towel dispenser combination waste receptacle ■ Soap dispenser ■ Mirror ■ ADAAG compliant grab bars
<i>Signage</i>	
<i>Suite Entrance</i>	<ul style="list-style-type: none"> ■ Room identification signage to be raised brass letters mounted 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

Category	
<i>Window Treatment</i>	<ul style="list-style-type: none"> ■ Horizontal 1" louver blinds ■ Cord free operation ■ Anti-static painted aluminum louvers ■ Concealed valance free head
<i>Raised Floor</i>	<ul style="list-style-type: none"> ■ Raised floor provided as part of building shell and core provisions; Raised floor provided in all non-core areas and core electrical, telephone and computer LAN closets
Interior Finishes	
<i>Walls</i>	
<i>General</i>	<ul style="list-style-type: none"> ■ Wall surface to have hardwood base with painted wall surface
<i>Jury Trial Room Soundlock, Judge's Conference and Robing Room, Jury Trial Room</i>	<ul style="list-style-type: none"> ■ Wall surface to have Type II vinyl wall covering with hardwood base
<i>Jury Assembly Area</i>	<ul style="list-style-type: none"> ■ Wall surface to have hardwood base with 2" thick acoustical insulated fabric covered panels above and painted wainscot
<i>Attorney Conference/ Witness Waiting Rooms</i>	<ul style="list-style-type: none"> ■ Wall surface to have hardwood base with painted walls
<i>Private Toilets</i>	<ul style="list-style-type: none"> ■ $\frac{3}{8}$" textured porcelain tile base and wainscot with Type II vinyl wall covering above
<i>Equipment or Video Storage, Closets, Service Units, and Coat Rack Rooms</i>	<ul style="list-style-type: none"> ■ Low VOC semi-gloss paint with vinyl cove base
<i>Floors</i>	
<i>General</i>	<ul style="list-style-type: none"> ■ Carpet tile above raised floor area ■ 42 ounces per square yard face weight ■ Yarn dyed color ■ Fourth generation nylon yarn ■ Bonded construction with cushioned back

Category	
<i>Judge's Conference and Judge's Robing Room, Jury Assembly Area, Jury Trial Room, Jury Room Soundlock, and Attorney Conference/ Witness Waiting Rooms</i>	<ul style="list-style-type: none"> ■ Broadloom carpet above raised floor area ■ 42 ounces per square yard face weight ■ Yarn dyed color ■ Fourth generation nylon yarn ■ Bonded construction with cushioned back
<i>Private Toilet</i>	<ul style="list-style-type: none"> ■ $\frac{3}{8}$" textured porcelain tile
<i>Service Units and Coat Closets</i>	<ul style="list-style-type: none"> ■ Vinyl composition tile

Category	
Ceiling	
<i>General</i>	<ul style="list-style-type: none"> ■ Suspended 24" by 24" acoustical tile ceiling included in building shell and core provisions
<i>Private Toilet, and Service Units</i>	<ul style="list-style-type: none"> ■ GWB painted ceiling <input checked="" type="checkbox"/> Soffit over counter areas
Plumbing	
<i>Service Units</i>	<ul style="list-style-type: none"> ■ Porcelain sink inset in counter ■ Hot and cold water supply ■ Lever gooseneck faucet
<i>Drinking Fountains</i>	<ul style="list-style-type: none"> ■ Wall mounted fountain
<i>Private Toilet</i>	<ul style="list-style-type: none"> ■ Porcelain sink inset in counter ■ Hot and cold water supply ■ Lever faucet ■ Porcelain floor mounted flush-valve water closet
HVAC	
<i>Air Distribution System</i>	

Category	
<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 Improvements for this space type ■ New air filters to be provided at time of Tenant Improvement ■ Jury facilities and ancillary spaces located on court floors should be served by the same AHU serving the court set ■ Separate zones for Jury Assembly and Jury Trial rooms
<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 ☑ Acoustical transfer ducts at all acoustically rated partitions at Jury Trial rooms, Chief/Head offices, Conference rooms, and tenant demising partitions
<i>Exhaust Air</i>	<ul style="list-style-type: none"> ☑ Service units and private toilets direct 100% exhaust
<i>Thermostat Controls</i>	<ul style="list-style-type: none"> ■ Conferences provide separate control ■ Provide setback thermostat even in areas of 24 hour 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 require 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 enclosed occupiable space (not including video and equipment storage rooms or coat racks) ■ 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 (not including video and equipment storage rooms or coat racks)
Electrical	
<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" ■ Flush floor receptacles with four duplex receptacles for every 100 SF ■ Wall mounted duplex outlets every 50'- 0" OC
<i>Judge's Robing Room</i>	<ul style="list-style-type: none"> ■ Two duplex outlets ■ Provide one recessed outlet for clock
<i>Judge's Conference Room</i>	<ul style="list-style-type: none"> ■ Two wall mounted duplex outlets ■ One recessed raised floor mounted duplex outlet ■ Provide one recessed outlet for clock
<i>Attorney Conference/ Witness Waiting</i>	<ul style="list-style-type: none"> ■ One duplex outlet ■ Provide one recessed outlet for clock

Category	
<i>Jury Trial Room</i>	<ul style="list-style-type: none"> ■ Four wall mounted duplex outlet, one with dedicated line ■ Provide one recessed outlet for clock ■ One recessed raised floor mounted duplex outlet
<i>Service Unit</i>	<ul style="list-style-type: none"> ■ Two quadplex ground fault interrupter counter splash-mounted electrical outlets ■ One duplex wall outlet inside cabinet for refrigerator
<i>Jury Assembly</i>	<ul style="list-style-type: none"> ■ Two duplex outlets at dais, one with dedicated line ■ One recessed wall mounted outlet above the dais for the clock ■ Convenience outlets at every 200 SF
<i>Private Toilet</i>	<ul style="list-style-type: none"> ■ Ground fault electrical duplex outlet
<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, and closets
<i>Judge's Conference Rooms</i>	<ul style="list-style-type: none"> ■ Recessed down lamps with compact fluorescent lamps in addition to building shell and core ambient lighting ☑ Dimmable light controls located on the wall at the entrance; dimmable lighting, and special accent or decorative lighting are part of the Tenant Improvements
<i>Judge's Robing, Attorney Conference/ Witness Waiting Rooms, and Jury Trial Rooms</i>	<ul style="list-style-type: none"> ☑ Dimmable light controls located on the wall at the entrance; dimmable lighting, and special accent or decorative lighting are part of the Tenant Improvements
<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 system; wiring and equipment provided by tenant ■ Floor cut-out and flush floor receptacles to accommodate data and communication connections for every 100 SF; cabling and equipment provided by tenant ■ Conduit and boxes for one ceiling mounted PA speaker every 1,000 SF; cabling and equipment provided by tenant
<i>Attorney Conference/ Witness Waiting Room</i>	<ul style="list-style-type: none"> ■ Conduit and boxes for one telephone line, cabling and equipment provided by other

Category	
<i>Jury Assembly</i>	<ul style="list-style-type: none"> ■ Conduit and boxes for sound reinforcement system; equipment and wiring provided by tenant ■ Conduit and boxes for one microphone on dais; equipment and wiring provided by tenant ■ Conduit and boxes for PA loudspeaker system consisting of recessed ceiling mounted speakers; equipment and wiring provided by tenant ■ Conduit and boxes for one infrared assisted listening device transmitter mounted at ceiling height; equipment and wiring provided by tenant ■ Conduit and boxes for one MATV (master antenna/cable TV) connection; equipment and wiring provided by tenant
<i>Security Systems and Duress Alarms</i>	
<i>Judge's Robing Room, and Judge's Conference Room</i>	<ul style="list-style-type: none"> ■ Conduit and boxes for one wall mounted duress alarm; equipment and cabling provided by tenant
Furnishings	
<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>Judge's Robing Room</i>	<ul style="list-style-type: none"> ■ AWI custom grade hardwood veneer lockers, 1'-0" (w) by 1'-0" (d) by 6'-0" (h), with concealed hinges, locks, brass hooks and hanger rod ■ One mirror 8'-0" (h) by 3'-0" (w)
<i>Private Toilet</i>	<ul style="list-style-type: none"> ■ AWI custom grade hardwood veneer base cabinet and counter with concealed hinge doors and brass pulls
<i>Service Unit</i>	<ul style="list-style-type: none"> ■ AWI custom grade hardwood veneer base cabinet, upper cabinet, and counter with concealed hinge doors and brass pulls
<i>Storage Rooms, Coat Closets</i>	<ul style="list-style-type: none"> ■ AWI custom grade hardwood veneer shelving