

## SPACE TYPE: CHILD CARE

### Construction Criteria

The unit costs for Child Care Center 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	
<b>Shell Exterior Closure</b>	
<i>Exterior Doors</i>	<ul style="list-style-type: none"> <li>■ Aluminum frame glass panel with intermediate rail</li> <li>■ Glass to be safety tempered coated low-e</li> <li>■ Keyed lever lockset with panic release bar on inside and automatic access control via card reader system</li> <li>■ Door position and latch keeper switch alarm system with manual interrupt switch monitored at the reception desk</li> <li>■ Automatic closers</li> </ul>
<b>Shell Roof Closure</b>	
<i>Canopies</i>	<ul style="list-style-type: none"> <li>■ Painted steel canopy with column supports at exterior main entry</li> <li>■ Cantilevered painted steel canopy at play yard and emergency exit exterior doors</li> </ul>
<b>Interior Construction</b>	
<i>Partitions</i>	
<i>General</i>	<ul style="list-style-type: none"> <li>■ ½" GWB on metal studs at 16" OC</li> <li>■ Floor-to-ceiling above</li> <li>■ ½" radius molding on all outside corners</li> </ul>
<i>Suite Perimeter, and Public Corridor</i>	<ul style="list-style-type: none"> <li>■ Structural slab-to-slab</li> <li>■ Two layers ½" GWB both sides on metal studs at 16" OC</li> <li>■ Acoustical insulation caulked top and bottom</li> <li>■ 55 STC</li> <li>■ ½" radius molding on all outside corners</li> </ul>
<i>Classroom Perimeter</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> <li>■ ½" radius molding on all outside corners</li> </ul>
<i>Kitchen, Laundry, Work Rooms, Storage Rooms, Copier Areas</i>	<ul style="list-style-type: none"> <li>■ Structural slab-to-slab</li> <li>■ ½" GWB on metal studs at 16" OC</li> <li>■ Acoustical insulation</li> <li>■ 40 STC</li> </ul>

Category	
<i>Telephone Closets, Communications Closets</i>	<ul style="list-style-type: none"> <li>■ Structural slab-to-slab</li> <li>■ 5/8" GWB on metal studs at 24" OC</li> </ul>

Category	
<b>Doors</b>	
<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 latch sets with levers</li> </ul>
<i>Main Suite Public Entrance</i>	<ul style="list-style-type: none"> <li>■ Structural tempered glass door system</li> <li>■ ¾" thick 6'- 0" (w) by 7'- 0" (h) tempered glass door with 3 ½" top and bottom rails</li> <li>■ Overhead closer and centered pivot hinges</li> <li>■ Electromechanical fail-safe lock with conduit to control point</li> <li>■ Card reader and door release control systems are not provided as part of standard improvements</li> <li>■ Door position and latch keeper switch alarm system with manual interrupt switch monitored at the reception desk</li> <li>■ Accommodations for door position and lock keeper switches</li> </ul>
<i>Perimeter Exits</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>■ Frame and threshold sound gasketing</li> <li>■ Hardware to be locksets with levers</li> <li>■ Key locks and fail-safe electric locks with conduit to control points</li> <li>■ Card reader and door release control system are not provided as part of standard improvements</li> <li>■ Door position and latch keeper switch alarm system with manual interrupt switch monitored at the reception desk</li> <li>■ Accommodations for door position and lock keeper switches</li> <li>■ Automatic closers</li> </ul>
<i>Classrooms</i>	<ul style="list-style-type: none"> <li>■ Solid core 1¾" hardwood veneer doors 3'- 0" (w) by 7'- 0" (h) with full height tempered glass lite</li> <li>■ Doorframes will be a minimum 14 gauge metal frame construction</li> <li>■ Hardware to be locksets with levers</li> </ul>
<i>Kitchen, Laundry, Work Rooms, Storage Rooms, Copier Areas</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>■ Hardware to be latch sets with levers</li> <li>■ Brushed stainless steel kick plate room side</li> </ul>
<b>Interior Windows</b>	
<i>Interior Classroom Windows</i>	<ul style="list-style-type: none"> <li>■ 20% of wall area to be glazed</li> <li>■ 50% glazed area to be at child viewing height</li> <li>■ Safety laminated glass with vision strips on areas below 42"</li> <li>■ Aluminum metal frame</li> </ul>
<b>Signage</b>	
<i>Suite Entrance</i>	<ul style="list-style-type: none"> <li>■ Child Care Center to be carved relief wood block panel</li> </ul>

<b>Category</b>	
<i>Room Signage System</i>	<ul style="list-style-type: none"> <li>Room signage to be hand painted acrylic letters and graphic images in multiple colors</li> </ul>
<i>Window Treatment</i>	<ul style="list-style-type: none"> <li>Rolling window shades</li> <li>Shade fabric to have 20% openness</li> </ul>
<i>Raised Floor</i>	<ul style="list-style-type: none"> <li>Provided as part of building shell and core provisions</li> <li>If raised floors are present, provide raised composite metal concrete slab pedestal under all toilets, kitchen, and laundry area</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>Public Entrances, Reception</i>	<ul style="list-style-type: none"> <li>Linoleum wainscot with low VOC semi-gloss paint upper wall with vinyl cove base</li> </ul>
<i>Corridors</i>	<ul style="list-style-type: none"> <li>Linoleum wainscot with low VOC semi-gloss paint upper wall and vinyl cove base</li> </ul>
<i>Toilets</i>	<ul style="list-style-type: none"> <li>Ceramic tile with ceramic tile cove base</li> </ul>
<i>Floors</i>	
<i>General</i>	<ul style="list-style-type: none"> <li>Raised floor area to be linoleum</li> <li>Non-raised floor area to be linoleum</li> </ul>
<i>Public Entrance</i>	<ul style="list-style-type: none"> <li>Drained entrance grid with structural aluminum rails, drain pan and carpet tread inserts of monofilament solution died nylon fusion bonded to backing</li> </ul>
<i>Reception, Director's Office, Parent Teacher Conference</i>	<ul style="list-style-type: none"> <li>6' - 0" broadloom carpet</li> <li>Accent border</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>Classrooms</i>	<ul style="list-style-type: none"> <li>Combination 85% linoleum and 15% carpet</li> <li>6' - 0" broadloom carpet</li> <li>Accent border</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>Ceiling</i>	
<i>General</i>	<ul style="list-style-type: none"> <li>Suspended 24" by 24" acoustical tile ceiling included in building shell and core provisions</li> </ul>
<i>Classrooms</i>	<ul style="list-style-type: none"> <li>Drop ceiling (12") at 25% classroom with GWB fascia at change in height</li> </ul>
<i>Toilets, Kitchen</i>	<ul style="list-style-type: none"> <li>Painted textured GWB</li> <li>Soffit over counter areas</li> </ul>

Category	
<b>Plumbing</b>	
<i>General</i>	<ul style="list-style-type: none"> <li>■ Central hot water heater to serve all plumbing within the center</li> </ul>
<i>Staff Lounge</i>	<ul style="list-style-type: none"> <li>■ Brushed stainless steel sink inset in counter with lever gooseneck faucet</li> <li>■ Cold and hot water supply</li> <li>■ ¼” cold water lines for coffee maker</li> </ul>
<i>Classrooms</i>	<ul style="list-style-type: none"> <li>■ Stainless steel art sink and food service sink inset in counter with flat bottom and gooseneck faucet with wrist blades</li> <li>■ Wall-mounted porcelain hand wash lavatory at toilet and diaper changing station with wrist lever and hands free controls</li> <li>■ Cold and hot water supply</li> <li>■ Porcelain wall mounted drinking fountain</li> <li>■ Floor mounted porcelain child’s toilet</li> </ul>
<i>Toilets</i>	<ul style="list-style-type: none"> <li>■ Porcelain sink wall-mounted</li> <li>■ Lever faucet</li> <li>■ Porcelain floor mounted flush-valve water closet</li> </ul>
<i>Sick Bay</i>	<ul style="list-style-type: none"> <li>■ Porcelain sink with hands free faucet operation inset in counter</li> </ul>
<i>Kitchen</i>	<ul style="list-style-type: none"> <li>■ Three bay stainless steel sink with garbage disposal</li> <li>■ Two bay stainless steel sink with garbage disposal</li> <li>■ ¼” cold water supply line to refrigerator and ice maker</li> <li>■ Floor drain with primer</li> </ul>
<i>Laundry</i>	<ul style="list-style-type: none"> <li>■ Hot and cold hose bibs and waste drain connections for washing machine</li> <li>■ Floor drain with primer</li> </ul>
<i>Janitor Closet</i>	<ul style="list-style-type: none"> <li>■ Porcelain janitor mop sink with hot and cold water supply</li> </ul>
<i>Playground</i>	<ul style="list-style-type: none"> <li>■ Porcelain wall mounted drinking fountain and hose bid, one per play yard</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 no additional cooling capacity is required</li> <li>■ New air filters to be provided at time of Tenant Improvement</li> <li>☑ Separate zones for each childcare room</li> <li>■ See building shell and core provisions for other zoning requirements</li> </ul>
<i>Air Supply</i>	<ul style="list-style-type: none"> <li>■ For centers in buildings with standard raised floor, pressurized raised floor air supply with ceiling plenum return air is part of the building shell and core provisions</li> <li>■ For centers without raised floor, ducted ceiling supply with ceiling return air plenum</li> <li>☑ Acoustical transfer ducts at all acoustically rated partitions at classrooms, parent teacher rooms, and multiple purpose rooms</li> </ul>
<i>Exhaust Air</i>	<ul style="list-style-type: none"> <li>☑ Direct 100% toilet room exhaust operated by time clock or BAS</li> <li>☑ Dedicated kitchen hood exhaust air and make-up systems</li> <li>☑ Laundry exhaust and make-up system</li> </ul>

Category	
<i>Thermostat Controls</i>	<ul style="list-style-type: none"> <li>■ Classrooms provide separate control</li> <li>■ Provide setback thermostat with override 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 devices 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>■ All electrical outlets to be mounted at 54" above the floor</li> <li>■ All electrical outlets will be child tamper resistant per ASTM 517-18c</li> <li>■ Each non-classroom space will have wall mounted duplex outlets every 25'- 0" OC</li> </ul>
<i>Entrance, Reception</i>	<ul style="list-style-type: none"> <li>■ Four reception counter mounted duplex outlets; one duplex outlet with dedicated line</li> <li>■ One recessed wall duplex outlet for clock</li> </ul>
<i>Director's Office, Parent Teacher Conference</i>	<ul style="list-style-type: none"> <li>■ Three wall mounted duplex outlets</li> </ul>
<i>Classrooms</i>	<ul style="list-style-type: none"> <li>■ Two wall mounted child resistant duplex outlets for computer and AV equipment</li> <li>■ Two splash-mounted child resistant GFI duplex outlets</li> </ul>
<i>Work Room</i>	<ul style="list-style-type: none"> <li>■ One duplex backsplash-mounted outlet every 48" of counter run; one duplex outlet with dedicated line</li> <li>■ Provide special NEMA types as required for copiers</li> </ul>
<i>Kitchen</i>	<ul style="list-style-type: none"> <li>■ Electrical outlets for refrigerator, ice maker, dish washer, and garbage disposal</li> <li>■ High voltage electrical connections for range and oven</li> <li>■ Wall mounted duplex outlets every 5'- 0" OC</li> </ul>
<i>Laundry</i>	<ul style="list-style-type: none"> <li>■ Special voltage for dryer</li> <li>■ One wall mounted duplex outlet</li> </ul>
<i>Telephone Closet, Communications Closet</i>	<ul style="list-style-type: none"> <li>■ Two dedicated duplex outlets on emergency power, plus additional outlets for every 6'- 0" of wall space</li> <li>■ Provide a separate 120-volt panel with master switch, and five 20-amp circuits</li> </ul>
<b>Lighting</b>	
<i>General</i>	<ul style="list-style-type: none"> <li>■ Parabolic fluorescent 24" (w) by 48" (l) recessed ceiling fixtures with two T-8 lamps and electronic ballasts located every 80 SF (or T-5 equivalent)</li> <li>■ Full color spectrum bulbs, 3500 – 5000 Kelvin with 85 CRI index (minimum)</li> <li>■ All fixtures to have lens guards</li> <li>■ Independent switch control for each room with 3 way switches at each entrance and for each enclosed space, including offices, work rooms, file rooms, and closets</li> <li><input checked="" type="checkbox"/> Dimmers in all classrooms and sick rooms</li> </ul>

Category	
<i>Office, Conference, Staff Lounge</i>	<ul style="list-style-type: none"> <li>■ Parabolic fluorescent 24" (w) by 48" (l) recessed ceiling fixtures with two T-8 lamps and electronic ballasts located every 80 SF (or T-5 equivalent)</li> </ul>
<i>Kitchen</i>	<ul style="list-style-type: none"> <li>☑ Parabolic fluorescent 24" (w) by 48" (l) recessed ceiling fixtures with two T-8 lamps and electronic ballasts with acrylic lens located every 80 SF (or T-5 equivalent)</li> <li>■ Independent switch</li> </ul>
<i>Toilets</i>	<ul style="list-style-type: none"> <li>■ Parabolic fluorescent 24" (w) by 48" (l) recessed ceiling fixtures with two T-8 lamps and electronic ballasts with color corrected lamps located every 80 SF (or T-5 equivalent)</li> </ul>
<i>Telephone and Communication Outlets</i>	
<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 telephone outlet boxes are provided as part of the Tenant Improvement unit costs; telephone systems and data LAN systems are provided from separate budget</li> <li>■ Conduit and boxes for one telephone connection in each room; equipment and wiring provided from separate budget</li> <li>■ Conduit and boxes for one ceiling mounted PA speaker for each room; equipment and wiring provided from separate budget</li> </ul>
<i>Reception/Entrance</i>	<ul style="list-style-type: none"> <li>■ Conduit and boxes for enunciator/intercom from entrance to reception desk provided as part of Tenant Improvement unit costs; equipment and wiring provided from separate budget</li> <li>■ Conduit and boxes for two LAN connections at the reception desk provided as part of the Tenant Improvement unit costs; equipment and wiring provided from separate budget</li> </ul>
<i>Classrooms, Parent Teacher Room, Work Rooms, Staff Lounge</i>	<ul style="list-style-type: none"> <li>■ Conduit and boxes for two wall mounted telephone lines provided as part of the Tenant Improvement unit costs; equipment and wiring provided from separate budget</li> <li>■ Conduit and boxes for one LAN connection provided as part of the Tenant Improvement unit costs; equipment and wiring provided from separate budget</li> <li>■ Conduit and boxes for one ceiling mounted PA speaker provided as part of the Tenant Improvement unit costs; equipment and wiring provided from separate budget</li> </ul>
<i>Security Systems and Duress Alarms</i>	<ul style="list-style-type: none"> <li>■ Power connection, conduit, and boxes provided as part of Tenant Improvement unit costs; equipment and wiring provided from separate budget</li> </ul>

Category	
<i>Suite Reception</i>	<ul style="list-style-type: none"> <li>■ Power connection, conduit, and boxes for remote door release provided as part of Tenant Improvement unit costs; equipment and wiring provided from separate budget</li> <li>■ Power connection, conduit, and boxes for keypad door control provided as part of Tenant Improvement unit costs; equipment and wiring provided from separate budget</li> <li>■ Power connection, conduit, and boxes for duress alarm provided as part of Tenant Improvement unit costs; equipment and wiring provided from separate budget</li> <li>■ Power connection, conduit, and boxes for intercom provided as part of Tenant Improvement unit costs; equipment and wiring provided from separate budget</li> <li>■ Power connection, conduit, and boxes for CCTV camera provided as part of Tenant Improvement unit costs; equipment and wiring provided from separate budget</li> </ul>
<i>Director's Office</i>	<ul style="list-style-type: none"> <li>■ Power connection, conduit, and boxes for one desk mounted duress alarm provided as part of Tenant Improvement unit costs; equipment and wiring provided from separate budget</li> </ul>
<b>Commercial Equipment</b>	
<i>Laundry</i>	<ul style="list-style-type: none"> <li>■ Power, utility connection, and installation for commercial grade washer provided as part of Tenant Improvement unit costs; equipment from separate budget</li> <li>■ Power, utility connection, and installation for Commercial grade dryer provided as part of Tenant Improvement unit costs; equipment from separate budget</li> </ul>
<i>Kitchen</i>	<ul style="list-style-type: none"> <li>■ Power, utility connection, and installation for two industrial ovens provided as part of Tenant Improvement unit costs; equipment from separate budget</li> <li>■ Power, utility connection, and installation for four-burner range provided as part of Tenant Improvement unit costs; equipment from separate budget</li> <li>■ Power, utility connection, and installation for one dishwasher provided as part of Tenant Improvement unit costs; equipment from separate budget</li> <li>■ Power, utility connection, and installation for a residential grade range hood over the ranges provided as part of Tenant Improvement unit costs; equipment from separate budget</li> <li>■ Power, utility connection, and installation for two refrigerators and one freezer unit provided as part of Tenant Improvement unit costs; equipment from separate budget</li> <li>■ Power, utility connection, and installation for one ice maker provided as part of Tenant Improvement unit costs; equipment from separate budget</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 and recessed pulls</li> </ul>
<i>Public Reception</i>	<ul style="list-style-type: none"> <li>■ 10'- 0" (l) counter with transaction height 10" (d) surface, and 29" (h) desk surface behind with fluorescent strip tube lighting, grommet holes for wiring, and two pedestals with drawers</li> </ul>

Category	
<i>Classrooms</i>	<ul style="list-style-type: none"> <li>■ Installation of child cubbies with one cubby per child; cubbies provided from separate budget</li> <li>■ Installation of teacher cubbies with three cubbies per child; cubbies provided from separate budget</li> <li>■ Upper cabinets and counter for food service, artwork, and teacher preparation</li> <li>■ Diaper changing station in all classrooms with lower cabinet, counter, and upper cabinet</li> </ul>
<i>Kitchen</i>	<ul style="list-style-type: none"> <li>■ AWI custom grade plastic laminate counter, base, and upper cabinet</li> </ul>
<i>Sick Bay</i>	<ul style="list-style-type: none"> <li>■ Cabinet with lockable upper cabinet for medicine storage provided as part of separate budget</li> </ul>
<i>Workroom Lounge, Storage Rooms, Copier Rooms</i>	<ul style="list-style-type: none"> <li>■ AWI custom grade plastic laminate cabinets with plastic laminate counters</li> </ul>
<b>Fixed</b>	
<i>Classroom</i>	<ul style="list-style-type: none"> <li>■ Installation of lofts and soft forms; furniture provided by separate budget</li> </ul>
<i>Workroom Lounge, Storage Rooms, Copier Rooms, Laundry, Janitor Closet</i>	<ul style="list-style-type: none"> <li>■ Modular steel wire shelving units</li> </ul>
<b>Site Improvements</b>	
<i>General</i>	<ul style="list-style-type: none"> <li>☑ Additional fences, sidewalks, hard surface areas for play yards and exterior entrances, and additional plant material are carried in the Tenant Improvement site work allowance</li> <li>■ Playground equipment and finishes are carried in separate budget</li> <li>☑ Mounting and surfaces carried in playground finishes allowance</li> </ul>
<i>Fence</i>	<ul style="list-style-type: none"> <li>☑ 6'- 0" (h) 6 gauge wire mesh at 2" x 6" with integral folds on 16 gauge 2" square steel posts</li> <li>☑ Fence and posts colored polyester finish over galvanized base</li> </ul>
<i>Sidewalk and Hard Surface Areas</i>	<ul style="list-style-type: none"> <li>☑ Provide concrete walkways 6'- 0" (w) at entrance</li> <li>☑ Provide concrete patio area for 10% of the play yard area</li> <li>☑ Provide a 44" (w) bike trail serpentine path around the perimeter of each play yard</li> </ul>
<i>Plant Material</i>	<ul style="list-style-type: none"> <li>■ Provide bushes around perimeter fences on the outside to discourage climbing on the fences</li> <li>■ Provide overstory shade trees for summertime shade</li> <li>■ Provide sprinkler system to all plant material</li> </ul>



Category	
<i>Playground Equipment</i>	<ul style="list-style-type: none"> <li>■ Support pads, mounting and installation of playground equipment provided as part of Tenant Improvement unit costs</li> <li>■ For preschool and kindergarten playgrounds provide steel raised platform equipment with integral slides, climbing structures, ladders, fantasy play attachments (steering wheels, scopes, et cetera) and shade devices as part of separate budget; provide 10 platform areas with ramp access to at least one platform and one platform positioned at wheelchair offload height as part of separate budget</li> <li>■ For infant and toddler playgrounds provide plastic formed snap together playground equipment with platforms, slides, playhouse and fantasy play configurations as part of separate budget</li> <li>■ All edges are to be rounded and all connections protected to prevent injury</li> <li>■ Provide interlocking playground rubber cushion tiles in fall zone area for 6' - 0" radius around the play equipment; provide a tile drain system under the fall zone resilient surface</li> <li>■ Rubberized playground surface 60% of total playground areas; 2 ¼" (d) on 75% and 3 ¾" (d) on 25%</li> </ul>