

SPACE TYPE: JOINT USE RETAIL

Construction Criteria

The unit costs for Joint Use Retail 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>Floor Construction</i>	<ul style="list-style-type: none"> ■ 80 LB/SF live load in store areas
Interior Construction	
<i>Partitions</i>	
<i>General</i>	<ul style="list-style-type: none"> ■ ½" GWB on metal studs at 16" OC ■ Floor-to-ceiling grid
<i>Suite Perimeter and Public Corridor</i>	<ul style="list-style-type: none"> ■ Structural slab-to-slab <input checked="" type="checkbox"/> 6" CMU with ½" GWB both sides on metal furring at 16" OC ■ Acoustical insulation ■ 45 STC
<i>Doors</i>	
<i>General</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 ■ Hardware to be latch sets with levers
<i>Main Suite Public Entrance</i>	<ul style="list-style-type: none"> ■ 12' - 0" (w) by 9' - 0" (h) coiling overhead security grille ■ Aluminum rods, guides, housing and bottom rail ■ Horizontal rods at 2" OC ■ Housing concealed in ceiling head ■ Key electric operation
<i>Secondary Suite Perimeter Exits</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 ■ Hardware to be locksets with levers in brushed stainless steel finish ■ Key locks ■ Automatic closers
<i>Offices, Storage</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 ■ Hardware to be locksets with levers ■ Key locks

Category	
Signage	
<i>Enterprise Signage</i>	<ul style="list-style-type: none"> ■ Conduit, boxes, and mounting for enterprise sign provided as part of Tenant Improvement unit costs; equipment and wiring provided by tenant ■ Backlighted channel letter aluminum ■ Interior illumination provided by an outline perimeter neon positioned on the inside back edge of each letter with open backs to allow for illumination and access to installation hardware ■ Letters to be anodized colored aluminum matte finish
	<ul style="list-style-type: none"> ■ Neon powered by 60 MA remote transformers ■ 120 volts ■ Colored neon ■ UL listed
<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
Window Treatment	<ul style="list-style-type: none"> ■ Horizontal 1" louver blinds ■ Anti-static painted aluminum louvers ■ Concealed valance free head
Interior Finishes	
Walls	
<i>General</i>	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Low VOC semi-gloss paint with vinyl cove base
<i>Exposed Walls and Display Window Cases for Retail Space</i>	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Type II vinyl wall covering
<i>Work Rooms</i>	<ul style="list-style-type: none"> ■ Low VOC semi-gloss paint with vinyl cove base ■ Steel corner guards
Floors	
<i>General</i>	<ul style="list-style-type: none"> ■ 6' - 0" broadloom carpet ■ 32 oz per square yard level loop ■ Yarn dyed color with pattern ■ Fourth generation nylon yarn ■ Bonded construction with cushioned back
<i>Work Rooms</i>	<ul style="list-style-type: none"> ■ Resilient vinyl tile
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>Retail Area</i>	<ul style="list-style-type: none"> ■ Suspended 24" by 24" acoustical tile ceiling included in building shell and core provisions ■ Drywall soffit over display windows, wall display units, and check-out counter

Category	
Plumbing	
<i>Work Room</i>	<ul style="list-style-type: none"> ■ Porcelain handwash sink inset in counter in workroom ■ Hot and cold water supply ■ Lever gooseneck faucet
Category	
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 no additional cooling capacity is required ■ New air filters to be provided at time of Tenant Improvement <input checked="" type="checkbox"/> Separate zone AHU for retail space ■ See building shell and core provisions for other zoning requirements
<i>Air Supply</i>	<ul style="list-style-type: none"> ■ Ducted ceiling supply with return air ceiling plenum ■ Retail display area to have slot diffusers in drywall soffits ■ Sound baffles at all acoustically rated partitions at tenant demising partitions
<i>Thermostat Controls</i>	<ul style="list-style-type: none"> ■ Provide separate control for each retail suite ■ Provide setback thermostat even in areas of 24 hr operation with override by building shell and core 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 requires 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 occupiable space ■ One fire alarm pull station by each egress point for each suite
<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"> ■ Joint Use Retail space to have separate electrical metering ■ Wall mounted duplex outlets every wall and every 15'- 0" OC <input checked="" type="checkbox"/> Separate electric meters for lighting/power
<i>Retail Display, Cashier</i>	<ul style="list-style-type: none"> ■ Eight floor mounted duplex outlets spaced at 6'- 0" on center for internal lighting of retail display units ■ One duplex electrical outlet every 4'- 0" on perimeter wall for internal lighting of retail wall display units ■ Two undercounter mounted duplex outlets at each cashier station with one duplex outlet with dedicated line ■ One recessed wall duplex outlet for clock

Category	
<i>Work Counters</i>	<ul style="list-style-type: none"> ■ One duplex back splash mounted outlet every 48" of counter run and one duplex outlet with dedicated line ■ One recessed wall duplex outlet for clock ■ Provide special NEMA types as required for copiers
Category	
<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, closets
<i>Retail Display</i>	<ul style="list-style-type: none"> ■ Low voltage accent lighting recessed spot lights and track light system ■ Dimmable light controls located on the wall at the entrance ■ Dimmable lighting and special accent or decorative lighting
<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 ceiling mounted PA speaker for every 1,000 SF provided as part of the Tenant Improvement unit costs; equipment and wiring provided by tenant
<i>Retail Display and Cashier Area</i>	<ul style="list-style-type: none"> ■ Conduit and boxes for one wall mounted telephone line provided as part of the Tenant Improvement unit costs; equipment and wiring provided by tenant ■ Conduit and boxes for one cashier mounted telephone line at each cashier station provided as part of the Tenant Improvement unit costs; equipment and wiring provided by tenant ■ Conduit and boxes for one LAN connection at each cashier station provided as part of the Tenant Improvement unit costs; equipment and wiring provided by tenant ■ Conduit and boxes for one ceiling mounted PA speaker provided as part of the Tenant Improvement unit costs; equipment and wiring provided by tenant
<i>Offices, Work Rooms</i>	<ul style="list-style-type: none"> ■ Conduit and boxes for one wall mounted telephone line provided as part of the Tenant Improvement unit costs; equipment and wiring provided by tenant ■ Conduit and boxes for one wall mounted LAN line provided as part of the Tenant Improvement unit costs; equipment and wiring provided by tenant ■ Conduit and boxes for one ceiling mounted PA speaker provided as part of the Tenant Improvement unit costs; equipment and wiring provided by tenant