

SPACE TYPE: LIGHT INDUSTRIAL

Construction Criteria

The unit costs for Light Industrial 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 provided as part of the building shell and core provisions
<i>Floor Construction</i>	<ul style="list-style-type: none"> ■ 150 LB/SF live load ■ Slab on Grade
Interior Construction	
<i>Partitions</i>	
<i>Shop Perimeter/Suite Walls</i>	<ul style="list-style-type: none"> ■ Structural slab-to-slab ■ 6" CMU
<i>Shop Offices, Plan and Manual Rooms</i>	<ul style="list-style-type: none"> ■ Structural slab-to-slab ■ One layer ½" GWB both sides on metal studs at 16" OC
<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 bumper guards and weather seal ■ Door electric key 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 door way markings, indicating hazards from loading equipment, level changes and materials storage
Interior Finishes	
<i>Walls</i>	
<i>General</i>	<ul style="list-style-type: none"> ■ Semi-gloss enamel paint with vinyl cove base
<i>Offices</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"> ■ Epoxy 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 ceiling
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 heated and ventilated only
<i>Air Supply</i>	<ul style="list-style-type: none"> ■ Insulated exposed ductwork with overhead diffusers
<i>Exhaust Air</i>	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Ventilation/exhaust fans for assembly/processing equipment, 2 CFM/GSF
<i>Thermostat Controls</i>	<ul style="list-style-type: none"> ■ One thermostat per zone ■ Provide setback thermostat, even in areas of 24 hour operation 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 ■ Fire and smoke dampers to be provided in all rated walls
<i>Fire and Smoke Detection</i>	<ul style="list-style-type: none"> ■ Smoke and heat detection device for every 1,000 SF ■ One fire alarm pull station by each egress point <input checked="" type="checkbox"/> Provide carbon monoxide detectors in areas where combustion engines may be present connected to the alarm and exhaust ventilation system

Category	
	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Provide for combustible gas detection in areas where fuels and combustible gases may be present connected to the alarm and exhaust ventilation system
<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 ■ Provide high voltage service to every shop area and provide a dedicated circuit for every machine station at 250 SF per machine station
<i>Work Bench Areas</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 high voltage equipment
<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>Storage of Moderate Hazard Materials</i>	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Surface mounted explosion proof metal halide light fixtures
<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 200 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 1000 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 500 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"> ■ One dock leveler, electro-hydraulic operation for every five tenant truck bays