

SPACE TYPE: OUTSIDE PARKING (STRUCTURE)

Construction Criteria

The unit costs for Outside Parking (Structure) space types are based on the construction quality and design features in the following table. This information has been generally organized under Unifomat structure.

Category	Structure Parking
Substructure Foundation	
<i>Standard Foundation</i>	<ul style="list-style-type: none"> ■ Reinforced concrete spread footing ■ Water resistant membrane with rigid insulation, with sealant sloped at footing ■ Gravel drainage course with filter mat over 4" drainage tile
Substructure Envelope	
<i>Slab on Grade</i>	<ul style="list-style-type: none"> ■ 4000 PSI 6" reinforced concrete slab with welded wire fabric ■ Moisture barrier ■ Gravel base on compacted fill ■ Sealant at joints and wall junctures
Shell Superstructure	
<i>Structural Frame</i>	<ul style="list-style-type: none"> ■ Precast reinforced concrete structural columns and beams and double "T" deck with concrete topping ■ Camelback layout ■ Tier-to-tier height of 12' - 6" with a clear height under the "T" of 8" - 6" ■ Live load of 50 LB/SF
<i>Structural Floor Construction</i>	<ul style="list-style-type: none"> ■ 2" topping on double "T" deck
<i>Elevators</i>	<ul style="list-style-type: none"> ■ Precast panels
<i>Fire Egress Stairs</i>	<ul style="list-style-type: none"> ■ U-type poured-in-place reinforced concrete stairs
Shell Exterior Closure	
<i>Exterior Wall</i>	<ul style="list-style-type: none"> ■ Precast concrete spandrel panels with panel design to match nearby structure as appropriate ■ Painted finish on inside surface ■ Mechanical fasteners on steel channel frame ■ Vehicle barrier steel rail capable of withstanding 6000 LB concentrated force

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	<ul style="list-style-type: none"> 60% veneer/40% open
<i>Corner Stone</i>	<ul style="list-style-type: none"> Cast concrete
<i>Exterior Doors</i>	
<i>Glazed Exterior Doors at Elevator Lobby</i>	<ul style="list-style-type: none"> Aluminum frame glass panel with intermediate rail Tempered safety glass Keyed lever lockset with panic release bar on inside Automatic closers
<i>Parking Booth</i>	<ul style="list-style-type: none"> 16 gauge door with glazed upper panel integral with premanufactured booth construction
<i>Non-Glazed Exterior Doors at Equipment or Storage Rooms</i>	<ul style="list-style-type: none"> Hollow core 1¾" metal door 6' - 0" (w) by 7' - 0" (h) 16 gauge steel frame Keyed lever lockset
<i>Vents and Areaways</i>	<ul style="list-style-type: none"> Architectural painted drainable steel louvers with 6" deep adjustable blades with rain gutter
Shell Enclosure Roof	
<i>Roof Covering</i>	<ul style="list-style-type: none"> Parking deck with sealer; rebar to be epoxy coated
<i>Roof Edge</i>	<ul style="list-style-type: none"> Aluminum scupper connected to storm drainage downspout
Interior Construction	
<i>Partitions</i>	
<i>Elevator Lobby</i>	<ul style="list-style-type: none"> 6" CMU Structural slab-to-slab
<i>Emergency Egress Stairs</i>	<ul style="list-style-type: none"> Open
<i>Elevator</i>	<ul style="list-style-type: none"> Painted finish on precast panels
<i>Specialties – Handrail</i>	
<i>Connecting and Emergency Egress Stairs</i>	<ul style="list-style-type: none"> Pipe handrail welded construction with painted finish
<i>Balcony Railings</i>	<ul style="list-style-type: none"> Pipe handrail welded construction with painted finish
<i>Wheel Stops</i>	<ul style="list-style-type: none"> Precast concrete
<i>Signage</i>	
<i>Pavement Markings</i>	<ul style="list-style-type: none"> Masonry reflective paint

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<i>Traffic Control Signage</i>	<ul style="list-style-type: none"> ■ Reflective metal signs with 5" high letters ■ Direction for level designation, parking, exit, elevator location, and emergency egress ■ Traffic control for stop, yield, one way, no parking, handicap parking
<i>Floor Identification</i>	<ul style="list-style-type: none"> ■ Painted signs on columns with ADAAG compliant tactile Braille vinyl signage modules
<i>Emergency Egress</i>	<ul style="list-style-type: none"> ■ Painted signs with ADAAG compliant tactile Braille vinyl signage modules
Interior Finishes	
<i>Walls</i>	
<i>Elevator Lobby</i>	<ul style="list-style-type: none"> ■ Painted with vinyl cove base
<i>Columns</i>	<ul style="list-style-type: none"> ■ Painted concrete surface
<i>Stairs</i>	<ul style="list-style-type: none"> ■ Open painted concrete surface
<i>Storage and Equipment Rooms</i>	<ul style="list-style-type: none"> ■ Enamel paint with vinyl cove base and steel corner guards
<i>Floors</i>	
<i>General</i>	<ul style="list-style-type: none"> ■ Broom concrete finish
<i>Storage and Equipment Rooms</i>	<ul style="list-style-type: none"> ■ Sealed concrete
<i>Ceiling</i>	
<i>General</i>	<ul style="list-style-type: none"> ■ Painted exposed structure
<i>Elevator Lobby</i>	<ul style="list-style-type: none"> ■ Painted plaster ceiling
<i>Storage and Equipments Rooms</i>	<ul style="list-style-type: none"> ■ Exposed structure above
Conveying Systems	
<i>Elevators</i>	
<i>Service Elevators</i>	<ul style="list-style-type: none"> ■ Holed hydraulic elevator ■ Front opening ■ Allowance to be \$5,000 per cab (Oct. '00 dollars)

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Plumbing	
<i>General</i>	<ul style="list-style-type: none"> ■ Hose bibs at every level ■ Floor area drains at every low point ■ Trench drains with cast iron covers at every vehicle entrance/exit point ■ Sand and oil trap at all storm drain discharge points ■ Sprinkler misters at integral planters on building spandrel panels
HVAC	
<i>Ventilation System</i>	<ul style="list-style-type: none"> ■ Forced ventilation at enclosed spaces
<i>Parking Booth</i>	<ul style="list-style-type: none"> ■ Packaged terminal air conditioner (PTAC) to serve parking booth only; unit to provide outside air supply with positive pressure relative to surrounding parking areas
Fire Protection	
<i>Fire Suppression</i>	<ul style="list-style-type: none"> ■ Fully sprinklered with automatic down-turned sprinkler heads on dry pipe system; provide one sprinkler head for every 100 SF ■ Standpipes in stairwells and per code ■ Fire extinguisher cabinets on each tier
<i>Fire Alarms</i>	<ul style="list-style-type: none"> ■ Audible and visible (strobe) alarm in each tier
Electrical	
<i>Electrical Outlets</i>	
<i>General</i>	<ul style="list-style-type: none"> ■ Wall mounted duplex outlets at every tier and in each elevator lobby
<i>Lighting</i>	
<i>General</i>	<ul style="list-style-type: none"> ■ Surface mounted metal halide light fixtures every 20' - 0" OC
<i>Elevator Lobby</i>	<ul style="list-style-type: none"> ■ 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)
<i>Telephone and Communication Outlets</i>	
<i>General</i>	<ul style="list-style-type: none"> ■ Emergency telephones at each tier
<i>Parking Booth</i>	<ul style="list-style-type: none"> ■ Conduit and boxes for one telephone and LAN connection provided as part of the Tenant Improvement unit costs; wiring and equipment by others
<i>Security Devices</i>	
<i>General</i>	<ul style="list-style-type: none"> ■ Provide exterior security system, including CCTV cameras, related to protection of elevator lobby space, stairs and other support spaces accessible from the parking area

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Building Site Work	
<i>Roadways</i>	<ul style="list-style-type: none"> ■ Concrete 12'- 0" (w) lanes with curbs
<i>Pavement Markings</i>	<ul style="list-style-type: none"> ■ Masonry reflective paint
<i>Traffic Control Signage</i>	<ul style="list-style-type: none"> ■ Reflective metal signs with 5" high letters ■ Traffic control for stop, yield, one way, and no parking
<i>Protective Bollards</i>	<ul style="list-style-type: none"> ■ Concrete filled protective bollards at vehicle entry keypads to protect equipment
<i>Booth</i>	<ul style="list-style-type: none"> ■ 16 gauge painted insulated metal panels with metal tube frame and insulated metal roof with integral door ■ Transaction window with deal tray ■ Curb mounted ■ Package mechanical unit with fresh air curtain at vehicle window
<i>Walkways</i>	<ul style="list-style-type: none"> ■ Concrete walkways
<i>Vegetation</i>	<ul style="list-style-type: none"> ■ Grass ground cover ■ Shrubs along entrance paths and structure perimeter
<i>Site Lighting</i>	<ul style="list-style-type: none"> ■ Metal halide high mast general lighting ■ Metal halide building security flood lighting