

Table 2-2. Shell Definition

Base Building	Tenant Areas
<p>Base structure and building enclosure components (windows with exterior finishes) are complete.</p>	<p>Broom-clean concrete floor slab, with level floor not varying more than ¼ inch over 10-foot horizontal run, in accordance with American Concrete Institute Standards.</p>
<p>Base building electrical and mechanical systems (e.g., central fire alarm, chiller plant, cooling tower) are complete and functional.</p>	<p>Gypsum wallboard, spackled and prime painted, on exterior perimeter walls and interior core walls, is installed.</p>
<p>All common areas, such as lobbies, elevators, fire egress corridors and stairwells, garages, and service areas are complete. (Circulation corridors are provided as part of the base building only on multi-tenanted floors where the corridor is common to more than one tenant. On single tenant floors, only the fire egress corridor necessary to meet code is provided as part of the shell.)</p>	<p>2 by 2 feet suspended acoustical ceiling with 2 by 2 feet parabolic fluorescent (or other building standard, such as 2 by 4 feet fixtures) installed in the ceiling grid for an open office plan at the rate of one fixture per 80 USF, is installed.</p>
<p>Building common restrooms are complete and operational.</p>	<p>Common corridor stud walls, without gypsum board on demised tenant premises side and without suite entry door, are installed.</p>
<p>Building cores on each floor with assignable space contain the following: tappable domestic water riser, service sanitary drain, sanitary vent, ready for extension to tenant-demised areas.</p> <p>Electrical power distribution panels and circuit breakers available in an electrical closet, with capacity at 277/480 volt and 120/208 volt, 3-phase, 4-wire providing 7 watts per USF.</p> <p>Designated connection point to the central fire alarm system for extension to tenant-demised areas.</p> <p>Distribution backboard within a wire closet for connection to tenant's telephone lines. Vertical conduit (empty sleeve) through building core, available for tenant wiring and cabling.</p>	<p>Central heating, ventilation, and air conditioning (HVAC) systems are installed and operational, including, as appropriate, main and branch lines, variable air volume boxes, dampers, flex ducts and diffusers, for open office layout. Conditioned air through medium pressure ductwork at a rate of .75 cfm per square foot of usable area is provided.</p> <p>Sprinkler mains and distribution piping in a protection layout (open plan) with heads turned down, concealed with an escutcheon or trim plate, are installed.</p>

GSA Pricing Desk Guide's reference to minimum power distribution of 7 watts per USF is outdated; lease requirement is minimum of 4 watts per ABOA SF