

ConstructionDesignWorks

Newsletter

white box finish

One of the services Construction DesignWorks, (CDW) offers our customers is the evaluation of costs associated with tenant finish and construction in accordance with a commercial lease. This task has been done countless times for both the tenant and landlord. However, one of the most confusing and ambiguous definitions in most commercial leases is the term "white box finish". Where does the landlords costs end and the tenant costs begin. Even the most seasoned landlord and tenant can be easily fooled and misinterpret the language in a lease.

In an attempt to take the guesswork out of a commercial lease, I have defined a baseline or guide for a "white box finish". It does not matter whether a tenant is moving into a new or existing space, the definition of this term is the same.

The improvements made to a commercial building either by the landlord or tenant will increase the value of the building, hence increase the assets of the building owner. These improvements will benefit both the landlord and tenant. It is when the improvements start benefiting the tenant only and not the landlord, that the landlord typically stops paying for the improvements. It is at this time the "white box" finish is complete.

Although all leases are different, it is important to understand what typically is paid for by the landlord at the time the tenant constructs their new space.

Baseline guide of a white box finish:

1. Completed shell (includes concrete floor, roof, storefront windows/front door and rear exit door)
2. Demising walls (walls that separate the space from other tenants) Fire Rated if necessary per code.
3. One ADA restroom per 1,000 sq.ft. Complete with wall-hung vanity, lavatory, grab bars, mirror, toilet/paper towel dispenser, 20 gallon hot water heater
4. Heating, Ventilation & Air Conditioning "HVAC" system with main trunk and flexible supply duct, diffusers & a programmable thermostat. Above ceiling open air return plenum is acceptable if allowed per code. Roofing insulation needs to be considered. One ton per 330sq.ft. is typical.
5. Electrical service (100 amp panel / 1,000 sq.ft) main meter & disconnect with/ panel complete with breakers. One 2'x4' fluorescent light fixture / 100 sq.ft. and six 110V duplex outlets per 1,000 sq.ft. One GFI outlet in bathroom. Emergency lighting & exits signs per code requirements.
6. Suspended ceiling (2'x4' standard white commercial acoustical ceiling)
7. Main sprinkler system line provided. All drops typically not included.

Items typically *not included* in a "white box finish" are as follows: flooring, additional lighting and electrical requirements, alarm system, additional plumbing, concrete cutting and replacement, upgraded ceiling, wall coverings and painting, internal doors, trim work, trade fixtures, inside and exterior signage, fire sprinkler head drops and fire extinguisher.

We hope you enjoy this and upcoming Construction & DesignWorks newsletter issues. We encourage and look forward to your feedback and topics that interest you, so feel free to get in touch with me via [email](mailto:scott@constructiondesignworks.com) or follow me on twitter for regular construction tips and savings at: www.twitter.com/constructionkc.

Sincerely,

Scott Hamele, President
Construction DesignWorks, LLC
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residential project



spotlight

CDW was grateful to receive another new referral from a previous client. This Leawood couple wanted to transform their dark storage room into a bright and open entertainment bar room. The project included a custom back bar and wood ceiling, tile floor along with customized lighting and sound system.

The following is a testimonial from the owner Stephen Spoonhour: *"I wanted to put in words my thanks for everything Scott and his company has done at our home. When Lisa and I moved, we felt our new home had just about everything we wanted except for a bar area to entertain friends and family. I must say, Scott nailed it! As you are aware; when you start one project it has a tendency to grow and lead into other areas of the home. Again I appreciate Scott's efforts, not only building our bar from a storage room, but also knocking out the "punch list" items. It's tough when you see a contractor good with tools not to think; where else in my home could I get these guys to work on?"*

vendor & partner spotlight

commercial project spotlight



North Star Consultant's of Texas hired CDW in 2008 for help with the design and construction management of their new office space located in Austin, Texas.

The following is a testimonial from the Senior Vice President & Senior Partner at North Star Consultant's of Texas:

" Scott Hamele was invaluable in helping us design our office space. He came up with some great ideas

that we never would have thought of. He also saved us thousands in his oversight of the contractors as he found way to accomplish things less expensively than the contractor would have otherwise done them. We easily recouped his fees from these savings! One of the more creative things Scott came up with was to eliminate the need for a utility closet for the HVAC unit in our break room (we needed the extra file space) and had the units placed above the ceiling. I would strongly recommend Scott and his firm to anyone for his design/build work.....I have!"

North Star Consultant's of Texas is a financial consulting firm and can be contacted by visiting www.NorthStarFinancial.com



about Construction DesignWorks

Construction *DesignWorks*, LLC (CDW) specializes in small to medium size **design-build projects** in both the residential and commercial real estate markets. CDW offers expertise in both home remodels as well as commercial **tenant finish**.

CDW offers consulting and outsourced services to real estate investors and agents, property managers, construction companies and architectural firms in helping design and manage projects as well as prepare and obtain estimates. CDW is licensed and insured.

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CDW is excited to shine it's spotlight on Tevis Architects, We have successfully used Tevis for over 10 years for architectural services for a wide range of projects including commercial building additions, white box finish build-outs as well as hospitality and restaurant projects and health-care facility remodels. Just to name a few.

Tevis has consistently been very professional, reasonably priced, creative and completes all their projects in a expeditious and considerate manner. The Tevis team always seems be in tune with current design trends for both the commercial and residential markets.

Tevis Architects is a full service architectural planning and interior design firm with offices in Lenexa and Topeka, Kansas. Our team provides services including Architecture, Planning, Interior Design, Graphic Design and Sustainable Design. Tevis Architects awards include the "Environmental Pawprint" award for designing the most environmentally stylish project in the PetUtopia IV competition. In 2008, Tevis Architects was also selected as one of the 25 best companies in Kansas City with fewer than 25 employees.

You can learn more about Tevis Architects by visiting www.TevisArchitects.com

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