

1 University Center Program Draft

2 Addition only

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		PROPOSED PROGRAM SPACES				Core & Shell		Build-out		Total	Remarks
		University Center				Unit Cost	Total Cost	Unit Cost	Total Cost		
# Ocps	Qty	Area NSF	UNIT	Total NSF							
<b>Site</b>				<b>30,000</b>		<b>1,334,000</b>	<b>0</b>	<b>1,334,000</b>	<b>44</b>	per sf	
<b>New Construction</b>											
Misc Site Demo/Clearing	1	30,000	SF	72,000	2	144,000	0	144,000			
Site Utilities Relocation	1	1	LS	1	100,000	100,000	0	100,000			
Storm	1	500	LF	500	125	62,500	0	62,500			
Sanitary	1	500	LF	500	250	125,000	0	125,000			
Water/Fire Water	1	500	LF	500	85	42,500	0	42,500			
Site Restoration	1	20,000	SF	72,000	2	144,000	0	144,000			
Site Capture, SWPPP, Traffic Control	1	20,000	SF	72,000	5	360,000	0	360,000			
Tree Removal	1	3	EA	3	2,000	6,000	0	6,000			
Telephone/Data	1	1	LS	1	250,000	250,000	0	250,000			
Security	1	1	LS	1	100,000	100,000	0	100,000			
<b>TOTAL SITE</b>						<b>1,334,000</b>	<b>0</b>	<b>1,334,000</b>			
<b>Core &amp; Shell New</b>				<b>95,000</b>		<b>18,050,000</b>	<b>0</b>	<b>18,050,000</b>	<b>190</b>	per sf	
<b>UC Footprint Transformation</b>											
<b>New Construction</b>											
New Retail Corridor and Dining Space (1st Floor)	1	35,000	SF	35,000	190	6,650,000	0	6,650,000			
New Meeting Room, Theater, and CSI/CLFSL (2nd Floor)	1	35,000	SF	35,000	190	6,650,000		6,650,000			
New Ballroom and Rooftop Lounge (3rd Floor)	1	25,000	SF	25,000	190	4,750,000		4,750,000			
<b>TOTAL CORE &amp; SHELL</b>				<b>95,000</b>		<b>18,050,000</b>	<b>0</b>	<b>18,050,000</b>			
<b>Build-out</b>				<b>69,738</b>		<b>0</b>	<b>5,928,839</b>	<b>5,928,839</b>	<b>85</b>	per sf	
<b>Ballroom/Large Event Space</b>				<b>22,170</b>		<b>0</b>	<b>1,797,250</b>	<b>1,797,250</b>	<b>81</b>	per sf	
Future Large Event Space	1,000	1	10	SF	10,000	0	25	250,000	250,000	Divisible by 3 - Shell Only	
Pre-Function Space (Lobby and Lounge)	1,000	1	3	SF	3,000	0	150	450,000	450,000		
Projection Booth		1	200	SF	200	0	25	5,000	5,000		
Table and Chair Storage		2	600	SF	1,200	0	25	30,000	30,000		
Piano Storage		1	120	SF	120	0	25	3,000	3,000		
<b>Cinema/Auditorium</b>										<b>Moves to 2nd Floor</b>	
Auditorium	400	1	10	SF	4,000	0	210	840,000	840,000		
Projection Room		1	350	SF	350	0	125	43,750	43,750	Equipment excluded	
Lecture Platform		1	700	SF	700	0	45	31,500	31,500		
Backstage Support		1	1,300	SF	1,300	0	80	104,000	104,000		
<i>Subtotal</i>					6,350						
<b>Support Spaces</b>											
Table and Chair Storage		2	500	SF	1,000	0	40	40,000	40,000		
A/V Equipment Storage		1	300	SF	300	0		0	0		
<i>Subtotal</i>					1,300						
<b>Meeting/Conference Facilities</b>				<b>1,600</b>		<b>0</b>	<b>176,000</b>	<b>176,000</b>			



95	GA Workstations	1	1	64	SF	64	0	110	7,040	7,040	
96	Council Workstations	1	4	64	SF	256	0	110	28,160	28,160	
97	Storage Closet	1	1	80	SF	80	0	40	3,200	3,200	
98	Internal Circulation (17%)		1	68	SF	68	0	75	5,100	5,100	
99	<i>Subtotal</i>					468					
100	<b>Metropolitan Volunteer Program</b>										
101	Student Leader Workstations	1	3	64	SF	192	0	60	11,520	11,520	Open concept with demountable partitions
102	Student Coordinator Workstations	1	2	36	SF	72	0	60	4,320	4,320	Open concept with demountable partitions
103	Storage Closet	1	1	100	SF	100	0	40	4,000	4,000	
104	Internal Circulation (17%)		1	62	SF	62	0	75	4,641	4,641	
105	<i>Subtotal</i>					426					
106											
107	<b>Student Program Board</b>										
108	Student Leader Workstations	1	4	64	SF	256	0	60	15,360	15,360	Open concept with demountable partitions
109	Student Chair Workstations	1	6	36	SF	216	0	60	12,960	12,960	Open concept with demountable partitions
110	Remote Storage	1	1	150	SF	150	0	40	6,000	6,000	
111	Internal Circulation (17%)		1	106	SF	106	0	75	7,931	7,931	
112	<i>Subtotal</i>					728					
113											
114	<b>Council of Ethnic Organizations</b>										
115	Student Workstations	1	6	36	SF	216	0	60	12,960	12,960	Open concept with demountable partitions
116	Computer Area	1	3	25	SF	75	0	110	8,250	8,250	
117	Storage Closet	1	1	120	SF	120	0	40	4,800	4,800	
118	Internal Circulation (17%)		1	70	SF	70	0	75	5,240	5,240	
119	<i>Subtotal</i>					481					
120											
121	<b>Frontier Fiesta Association / Homecoming Board Office</b>										
122	Homecoming Board Workstations	1	7	36	SF	252	0	40	10,080	10,080	
123	Frontier Fiesta Association Workstations	1	4	36	SF	144	0	110	15,840	15,840	
124	Open Work Table		1	200	SF	200	0	25	5,000	5,000	
125	Storage Closet	1	1	80	SF	80	0	40	3,200	3,200	
126	Internal Circulation (17%)		1	115	SF	115	0	75	8,619	8,619	
127	<i>Subtotal</i>					791					
128											
129	<b>Student Government Association</b>										
130	Receptionist Workstations	1	1	80	SF	80	0	60	4,800	4,800	Open concept with demountable partitions
131	President	1	1	120	SF	120	0	110	13,200	13,200	
132	Executive Offices	1	5	100	SF	500	0	110	55,000	55,000	
133	Student Workstations	1	1	36	SF	36	0	60	2,160	2,160	Open concept with demountable partitions
134	Senate Commons Area		1	300	SF	300	0	110	33,000	33,000	
135	Storage Closet	1	1	80	SF	80	0	40	3,200	3,200	
136	Internal Circulation (17%)		1	190	SF	190	0	75	14,229	14,229	
137	<i>Subtotal</i>					1,306					

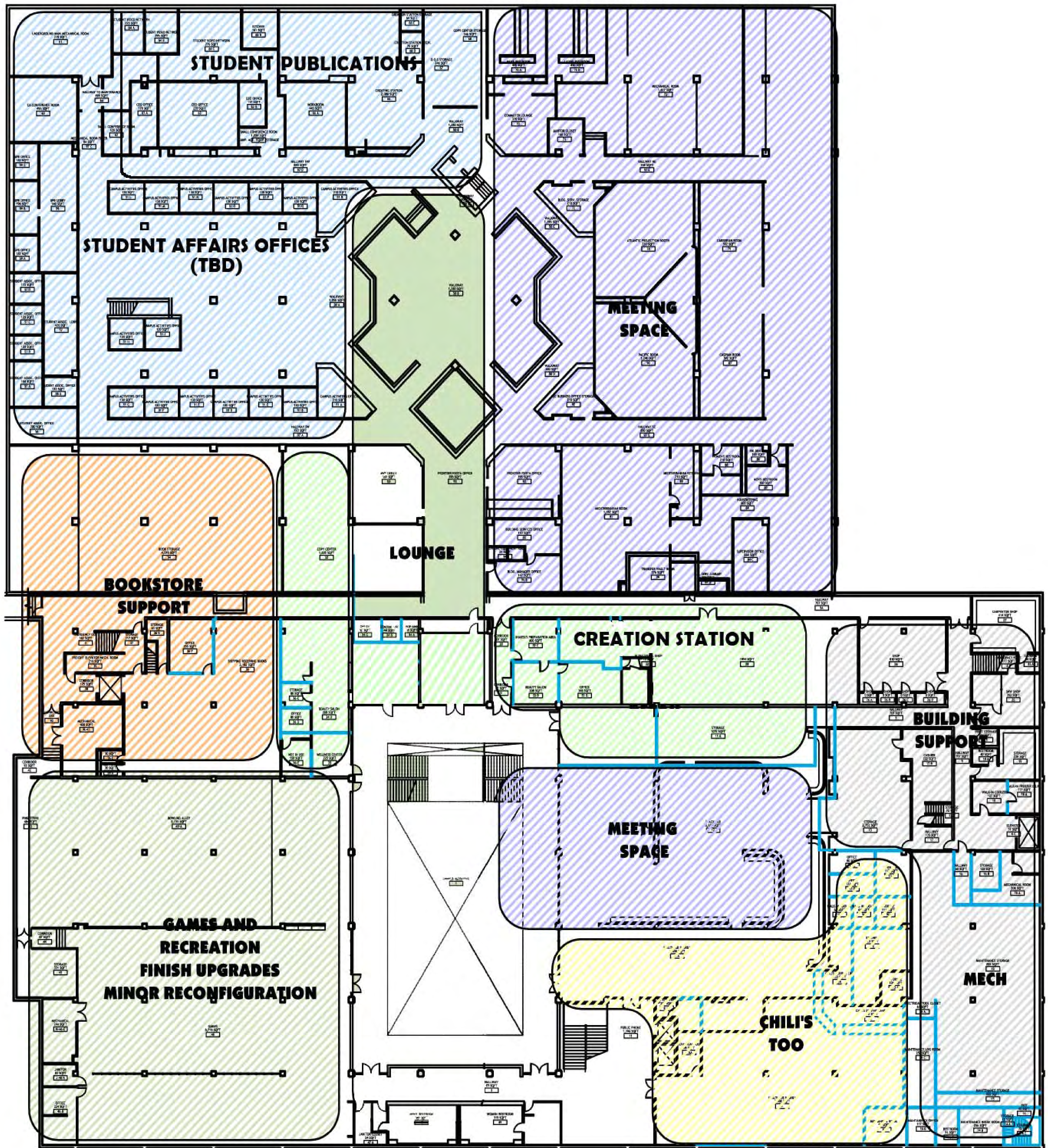
138													
139	<b>Student Video Network</b>												
140	Reception/Waiting	3	1	30	SF	90	0	80	7,200	7,200			
141	Private Office	1	1	120	SF	120	0	65	7,800	7,800			
142	Student Leader Workstations	1	1	64	SF	64	0	60	3,840	3,840			Open concept with demountable partitions
143	Student Workstations	1	3	36	SF	108	0	60	6,480	6,480			Open concept with demountable partitions
144	Production Studio		1	700	SF	700	0	110	77,000	77,000			
145	Audio/Video Editing Room	3	1	150	SF	150	0		0	0			
146	Control Room	3	1	250	SF	250	0	65	16,250	16,250			
147	AV Equipment Storage and Check Out	1	1	100	SF	100	0		0	0			
148	Supply/Storage/Copy Area	1	1	80	SF	80	0	40	3,200	3,200			
149	Internal Circulation (17%)		1	283	SF	283	0	75	21,191	21,191			
150	<i>Subtotal</i>					1,945							
151													
152	<b>Other</b>												
153	Dance Marathon	1	1	170	SF	170	0	65	11,050	11,050			
154	Forensics Office	1	1	1,500	SF	1,500	0	65	97,500	97,500			
155						1,670							
156													
157	<b>Dining Services</b>					<b>18,801</b>	<b>0</b>		<b>2,017,858</b>	<b>2,017,858</b>	<b>107</b>		per sf
158	<b>Serving</b>												
159	Food Court		1	2,396	SF	2,396	0	185	443,260	443,260			Equipment by UH - Warm Shell
160	Java City		1	150	SF	150	0	45	6,750	6,750			Equipment by UH - Warm Shell
161	Wendy's		1	450	SF	450	0	45	20,250	20,250			Equipment by UH - Warm Shell
162	Future Concept		3	450	SF	1,350	0	25	33,750	33,750			Equipment by UH - Warm Shell
163	<i>Subtotal</i>					4,346							
164													
165	<b>Dish Wash / Pot Wash</b>												
166	Catering		1	1,500	SF	1,500	0	140	210,000	210,000			Supports Ballroom
167	Food Court		1	470	SF	470	0	185	86,950	86,950			Equipment by UH - Warm Shell
168	Java City		1	50	SF	50	0	45	2,250	2,250			Equipment by UH - Warm Shell
169	Wendy's		1	150	SF	150	0	45	6,750	6,750			Equipment by UH - Warm Shell
170	Future Concept		3	150	SF	450	0	25	11,250	11,250			Equipment by UH - Warm Shell
171	<i>Subtotal</i>					2,620							
172													
173	<b>Kitchen</b>												
174	Catering		1	1,200	SF	1,200	0	141	169,200	169,200			Supports Ballroom and Catering Production
175	Food Court		1	799	SF	799	0	185	147,815	147,815			Equipment by UH - Warm Shell
176	Future Concept		3	300	SF	900	0	25	22,500	22,500			Equipment by UH - Warm Shell
177	<i>Subtotal</i>					2,899							
178													
179	<b>Storage</b>												
180	Catering		1	2,200	SF	2,200	0	140	308,000	308,000			Supports Ballroom
181	C-Store		1	425	SF	425	0	25	10,625	10,625			Equipment by UH - Warm Shell
182	Food Court		1	799	SF	799	0	185	147,815	147,815			Equipment by UH - Warm Shell
183	Java City		1	80	SF	80	0	45	3,600	3,600			Equipment by UH - Warm Shell
184	Wendy's		1	534	SF	534	0	45	24,030	24,030			Equipment by UH - Warm Shell

185	Future Concept		3	300	SF	900		0	25	22,500	22,500	Equipment by UH - Warm Shell	
186	<i>Subtotal</i>					4,938							
187													
188	<b>Support</b>												
189	Catering Pantries		1	1,200	SF	1,200		0	40	48,000	48,000	Supports Ballroom	
190	C-Store Office		1	120	SF	120		0	65	7,800	7,800	Equipment by UH - Warm Shell	
191	Food Court		1	1,200	SF	1,200		0	185	222,000	222,000	Equipment by UH - Warm Shell	
192	Java City Office		1	120	SF	120		0	65	7,800	7,800	Equipment by UH - Warm Shell	
193	Wendy's Office		1	120	SF	120		0	65	7,800	7,800	Equipment by UH - Warm Shell	
194	Future Concept		3	120	SF	360		0	25	9,000	9,000	Equipment by UH - Warm Shell	
195	<i>Subtotal</i>					3,120							
196													
197	<b>UC Food Court /Chili's Too Offices</b>												
198	Director's Office		1	1	120	SF	120		0	65	7,800	7,800	
199	Professional Workstations		1	4	80	SF	320		0	60	19,200	19,200	Open concept with demountable partitions
200	Venue Manager Shared Office								0	65	0	0	
201	Supply/Storage/Copy Area		1	1	40	SF	40		0	40	1,600	1,600	
202	Internal Circulation (17%)			1	128	SF	128		0	75	9,563	9,563	
203	<i>Subtotal</i>					878							
204													
205	<b>UH Dining Services Offices</b>					180		0		16,300	16,300	91 per sf	
206	<b>Accounting Offices</b>												
207	Cash Room Clerk Workstations		1	1	80	SF	80		0	110	8,800	8,800	
208	Internal Circulation (17%)			1	20	SF	100		0	75	7,500	7,500	
209	<i>Subtotal</i>					180							
210	<b>Building Loading</b>					0		0		250,000	250,000	#DIV/0! per sf	
211	<b>Loading</b>												
212	Building Loading Dock/Holding Area			4	4	Bays	2,000		0	125	250,000	250,000	Increase from 2 to 4 bays
213	Parking for Catering Vehicles				1	EA	0		0		0	0	accommodate in loading area
214	Parking for Facilities Vehicles				2	EA	0		0		0	0	accommodate in loading area
215	Trash Holding Area				1	SF	0		0		0	0	accommodate in open bay
216	Recycling Holding Area				1	SF	0		0		0	0	accommodate in open bay
217	Trash Compactor Area				1	SF	0		0		0	0	accommodate in open bay
218	<b>TOTAL BUILD-OUT</b>					69,738					5,928,839	85	
219													
220	<b>Project Subtotal (Construction)</b>										25,312,839	253	per sf
221													
222	Escalation 2010				1%	%					253,128		
223	Escalation 2011				5%	%					1,265,642		
224	Escalation 2012				7.5%	%					1,898,463		
225	Phasing Premium				0%	%					0		No phasing
226													
227	<b>Project Subtotal (Construction+Escalation)</b>					100,000					28,730,072	\$287.30	per sf
228													
229	<b>Soft Costs/Administrative</b>					100,000					10,622,798	106	per sf

230	Professional Services/Consulting									3,793,295	
231	A/E Fee's (6.0%)		6.0%	%						1,723,804	
232	Reimbursable Expenses (5% of fee)		5.0%	%						86,190	
233	Cost Consultant		1	ls						25,000	
234	CMAR Precon Services		1	ls						50,000	
235	Const Materials Testing		1	ls						50,000	
236	Survey		1	ls						15,000	
237	Environmental Fee's		1	ls						35,000	
238	Geotech		1	ls						15,000	
239	Commissioning			sf	95,000			1.50		142,500	
240	Test & Balance			sf	95,000			1.00		95,000	
241	Audit Services		1	ls						35,000	
242	FP&C Fee		3.0%	%						1,318,000	
243	FFE Design/Consulting Services		10.0%	%					0	202,800	10% of FF&E sum
244											
245	Misc Costs/Equipment								0	3,143,000	
246	Art Acquisition		1.0%	%						540,000	
247	Moving		1	ls						25,000	
248	Printing/Misc		1	ls						25,000	
249	Food Service Equipment									500,000	
250	Furniture/Seating		1	sf	78,000			21.00		1,638,000	same as above
251	Fixtures/Equipment		1	sf	78,000			5.00		390,000	same as above
252	City Impact Fee's		1	ls						25,000	
253											
254	Contingencies						0		0	3,686,504	
255	Owner's Program/Project Contingency		5.0%	%						2,250,000	Applied to TPC
256	Contractor's Contingency		5.0%	%						1,436,504	Applied to construction and escalation only
257											
258	SubTotal Project Cost (TPC)				100,000					39,352,870	\$393.53 per sf
259											
260	Bond Costs (1%)		1.0%	%	72,000					393,529	5 per sf
261											
262	Total Project Cost (TPC)				100,000					39,746,399	\$397.46 per sf
263	Total Project Cost (Less Escalation and Contingency)				100,000					32,642,662	\$326.43 per sf

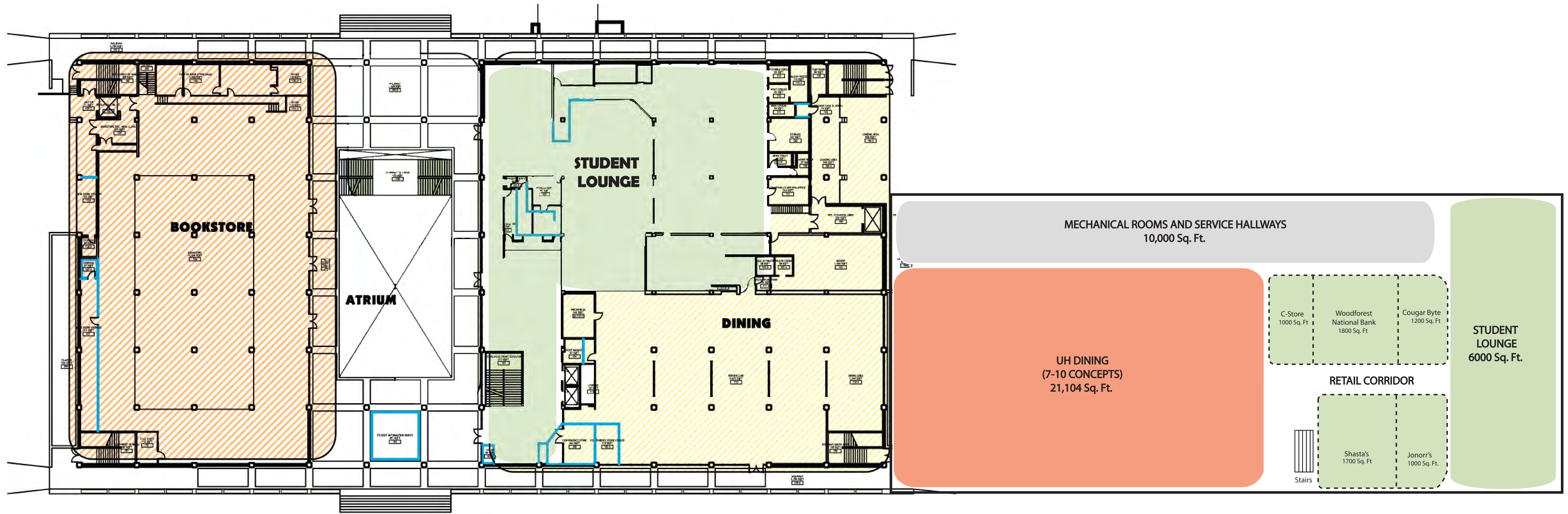


# UC Lower Level





# First Floor



**BOOKSTORE**

**ATRIUM**

**STUDENT LOUNGE**

**DINING**

**MECHANICAL ROOMS AND SERVICE HALLWAYS**  
10,000 Sq. Ft.

**UH DINING**  
(7-10 CONCEPTS)  
21,104 Sq. Ft.

C-Store  
1000 Sq. Ft.

Woodforest  
National Bank  
1800 Sq. Ft.

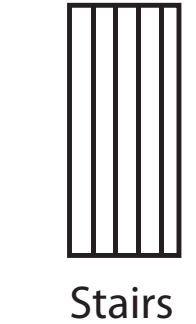
Cougar Byte  
1200 Sq. Ft.

**STUDENT LOUNGE**  
6000 Sq. Ft.

**RETAIL CORRIDOR**

Shasta's  
1700 Sq. Ft.

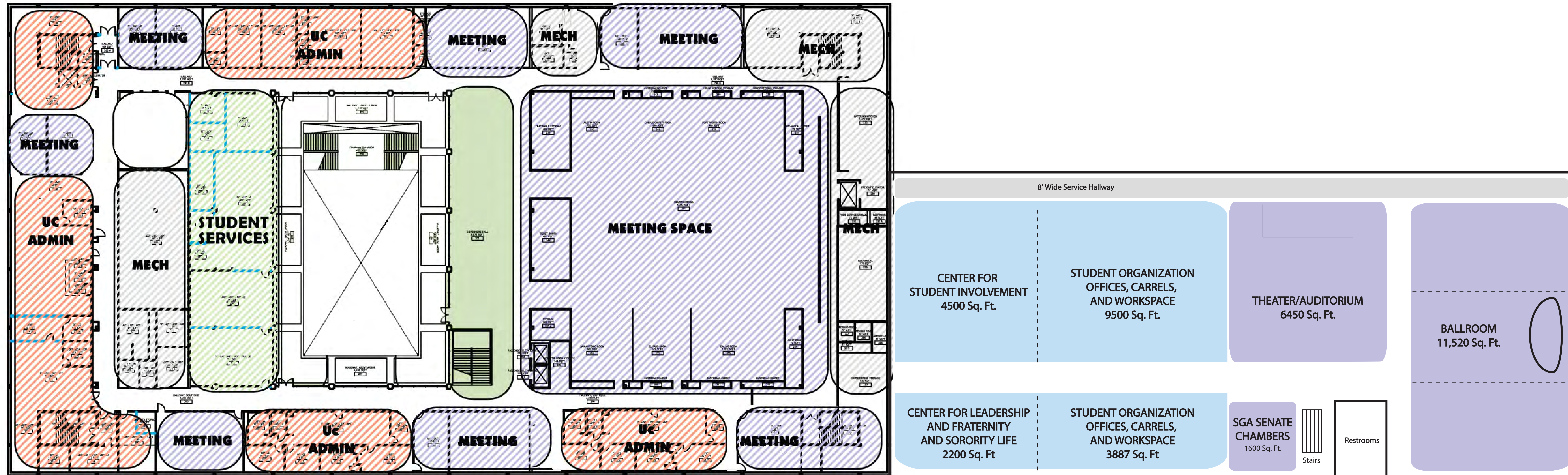
Jonorr's  
1000 Sq. Ft.



Stairs



# Second Floor



1 University Center Program Draft

		PROPOSED PROGRAM SPACES				Core & Shell		Build-out		Total	Remarks	
		University Center										
	# Ocps	Qty	Area NSF	UNIT	Total NSF	Unit Cost	Total Cost	Unit Cost	Total Cost			
4	<b>Site</b>				60,000		2,663,400		250,000	2,913,400	49	
5	New Construction											
6	Misc Site Demo	1	30,000	SF	30,000	2	60,000		0	60,000		
7	Site Utilities	1	1	LS	1	100,000	100,000		0	100,000		
8	Storm	1	500	LF	500	125	62,500		0	62,500		
9	Sanitary	0	0	LF	0	750	0		0	250,000		
10	Water/Fire Water	1	500	LF	500	85	42,500		0	42,500		
11	Site Capture, SWPPP, Traffic Control	1	10,000	SF	10,000	5	50,000		0	200,000		
12	Tree Removal	0	0	EA	0	2,000	0		0	0		
13	Telephone/Data	1	1	LS	1	500,000	500,000		0	500,000		
14	Security	1	1	LS	1	250,000	250,000		0	250,000		
15	Existing Building				0		0		0	0		
16	North Hardscape/Landscape	1	72,800	SF	72,800	18	1,310,400		0	1,310,400		
17	South Hardscape/Landscape	1	16,000	SF	16,000	18	288,000		0	288,000		
18	Site Furnishings	1		LS	1		0	250,000	250,000	250,000		
19												
20	<b>TOTAL SITE</b>							2,663,400		250,000	3,313,400	
21												
22	<b>Core and Shell Existing</b>				244,150		18,709,700		0	18,709,700	77	
23	Existing											
24	Demo MEP	1	244,150	SF	244,150	2.50	610,375		0	610,375	Per "New UC Cost Model" spreadsheet	
25	Demo Walls, Floors & Ceilings - UG	1	24,885	SF	24,885	2	49,770		0	49,770	Reduced due to modified scope	
26	Demo Walls, Floors & Ceilings - UC	1	84,962	SF	25,000	2	50,000		0	50,000	Reduced due to modified scope	
27	Demo Light or Selective - UC & UG	1	134,303	SF	0	1	0		0	0	Reduced due to modified scope	
28	Re-Insulate Exterior Walls	1	32,880	SF	32,880	4	131,520		0	131,520		
29	Skin - Mixed	1	32,880	SF	32,880	65	2,137,200		0	2,137,200		
30	Skin - Fenestration	1	6,576	SF	6,576	10	65,760		0	65,760		
31	Elevators	14	14	STOPS	14	45,000	630,000		0	630,000	4 w/ 3 stops in UC and 1 w/ 2 stops in UG	
32	Abatement	1	244,150	SF	244,150	2.50	610,375		0	610,375		
33	Demo Roof	1	67,900	SF	67,900	10	679,000		0	679,000		
34	Re-Roof	1	67,900	SF	67,900	12	814,800		0	814,800		
35	HVAC Core & Shell Infrastructure	1	244,150	SF	244,150	26	6,347,900		0	6,347,900	Assumes Arbor space is in 244,150	
36	Plumbing Core & Shell Infrastructure	1	244,150	SF	244,150	2	488,300		0	488,300		
37	Fire Sprinkler Core & Shell Infrastructure	1	244,150	SF	244,150	3	732,450		0	732,450		
38	Electrical Core & Shell Infrastructure	1	244,150	SF	244,150	15	3,662,250		0	3,662,250		
39	Close Clearstory at Arbor	1	20,000	SF	20,000	85	1,700,000		0	1,700,000		
40												
41												
42	<b>TOTAL EXISTING/DEMOLITION</b>				244,150		18,709,700		0	18,709,700		
43												
44	<b>Build-out</b>				24,918		0		3,503,789	3,503,789		
45	Lounge Areas				20,400		0		1,330,000	1,330,000	65	

per sf

per sf

per sf

46	Information										
48	Information Desk / Ticket Sales	4	1	400	SF	400	0	75	30,000	30,000	
52	Active Lounges (Loud, High Traffic Areas)						0		0	0	
53	UC Dining/Study Lounge Space		1		SF	20,000	0	65	1,300,000	1,300,000	
62											
63	Recreation & Entertainment					1,800	0		270,000	270,000	0
64	Games Room										
65	Lounge Area		1	800	SF	0	0	85	0	0	
66	Billiards and Games Area		1	3,000	SF	0	0	30	0	0	
67	Bowling		1	7,000	SF	0	0	30	0	0	no equipment
68	Bowling Additional Lanes		4	450	SF	1,800	0	150	270,000	270,000	no equipment
85											
230	Additional Retail Services					384	0		409,600	409,600	0
231	ATMS		6	64	SF	384	0	25	9,600	9,600	Equipment by UH - Warm Shell
232	Service Corridor Space					8,000		50	400,000		
233											
234	TBD Student Affairs Office Space					15,098	0		754,900	754,900	0
235	Central - Shared Support					15,098		50	754,900		
236	Subtotal					15,098		50	754,900		
237	Student Publications					4,134	0		276,464	276,464	0
238	Central - Shared Support										
239	Reception/Waiting	4	1	30	SF	120	0	80	9,600	9,600	
240	Lounge Space / Kitchenette		1	180	SF	180	0	210	37,800	37,800	
241	Supply/Copy Area	1	1	150	SF	150	0	40	6,000	6,000	
242	Internal Circulation (17%)		1	77	SF	77	0	75	5,738	5,738	
243	Subtotal					527					
244	Business Office										
245	Director's Office	1	1	220	SF	220	0	65	14,300	14,300	
246	Private Offices	1	2	120	SF	240	0	65	15,600	15,600	
247	Student Workstations	1	3	36	SF	108	0	60	6,480	6,480	Open concept with demountable partitions
248	Computer Area	1	3	25	SF	75	0	110	8,250	8,250	
249	Storage Closet	1	1	50	SF	50	0	40	2,000	2,000	
250	Internal Circulation (17%)		1	72	SF	72	0	75	5,393	5,393	
251	Subtotal					765					
252	Yearbook										
253	Student Workstations	1	10	36	SF	360	0	60	21,600	21,600	Open concept with demountable partitions
254	Storage Closet	1	1	50	SF	50	0	40	2,000	2,000	
255	Internal Circulation (17%)		1	70	SF	70	0	75	5,228	5,228	
256	Subtotal					360					
257											
258	Advertising										
259	Private Offices	1	1	120	SF	120	0	65	7,800	7,800	
260	Workstations	1	17	36	SF	612	0	60	36,720	36,720	Open concept with demountable partitions
261	Storage Closet	1	1	50	SF	50	0	40	2,000	2,000	
262	Internal Circulation (17%)		1	133	SF	133	0	75	9,971	9,971	



263						915						
264												
265	<b>Production</b>											
266	Private Offices	1	1	120	SF	120	0	65	7,800	7,800		
267	Student Workstations	1	5	36	SF	180	0	60	10,800	10,800	Open concept with demountable partitions	
268	Open Work Table	8	1	160	SF	160	0	25	4,000	4,000		
269	Storage Closet	1	1	80	SF	80	0	40	3,200	3,200		
270	Internal Circulation (17%)		1	92	SF	92	0	75	6,885	6,885		
271												
272												
273	<b>The Daily Cougar</b>											
274	Private Offices	1	2	120	SF	240	0	65	15,600	15,600		
275	Student Workstations	1	5	36	SF	180	0	60	10,800	10,800	Open concept with demountable partitions	
276	Open Work Table	15	1	300	SF	300	0	25	7,500	7,500		
277	Storage Closet	1	1	80	SF	80	0	40	3,200	3,200		
278	Internal Circulation (17%)		1	136	SF	136	0	75	10,200	10,200		
279												
280						936						
280	<b>University Center Administration</b>					7,313	0		462,825	462,825	63	
281	<b>Central - Shared Support</b>											
282	Reception/Waiting	8	1	30	SF	30	0	80	2,400	2,400		
283	Conference Room	10	1	200	SF	200	0	110	22,000	22,000		
284	Workroom / Supply / Storage / Copy Room		1	500	SF	500	0	40	20,000	20,000		
285	Kitchenette	1	1	80	SF	80	0	210	16,800	16,800		
286	Internal Circulation (17%)		1	173	SF	173	0	75	12,975	12,975		
287												
288												
289	<b>UC Administrative Services &amp; Operations Office</b>											
290	Director's Office	1	1	250	SF	250	0	65	16,250	16,250	Includes Conference Table	
291	Associate Director's Office	1	1	150	SF	150	0	65	9,750	9,750		
292	Private Offices	1	3	120	SF	120	0	65	7,800	7,800		
293	Professional Workstations	1	2	80	SF	80	0	60	4,800	4,800	Open concept with demountable partitions	
294	Receptionist Workstations	1	1	80	SF	80	0	60	4,800	4,800	Open concept with demountable partitions	
295	Customer Relations Workstations	1	2	80	SF	80	0	110	8,800	8,800	Info Desk	
296	GA Workstations	1	2	64	SF	64	0	110	7,040	7,040		
297	Student Workstations	1	2	36	SF	36	0	60	2,160	2,160	Open concept with demountable partitions	
298	Internal Circulation (17%)		1	231	SF	231	0	75	17,325	17,325		
299	Remote File Storage Area	1	1	900	SF	900	0	40	36,000	36,000		
300												
301												
302	<b>UC Conference &amp; Reservation Services</b>											
303	Assistant Director's Office	1	1	150	SF	150	0	65	9,750	9,750		
304	Private Offices	1	1	120	SF	120	0	65	7,800	7,800		
305	Reservationist Workstations	1	2	80	SF	80	0	110	8,800	8,800		
306	Set-Up Shared Office	4	1	140	SF	140	0	65	9,100	9,100		
307	AV Workstations	1	1	80	SF	80	0	110	8,800	8,800		

308	A/V Shop		1	300	SF	300		0	90	27,000	27,000	
309	Internal Circulation (17%)		1	162	SF	162		0	75	12,150	12,150	
310	<i>Subtotal</i>					1,032						
311												
312	<b>UC Technology Support Services</b>											
313	Assistant Director's Office	1	1	150	SF	150		0	65	9,750	9,750	
314	Professional Workstations	1	1	80	SF	80		0	60	4,800	4,800	Open concept with demountable partitions
315	Student Workstations	1	4	36	SF	36		0	60	2,160	2,160	Open concept with demountable partitions
316	Server Room		1	150	SF	150		0	110	16,500	16,500	
317	Computer/Parts Storage		1	200	SF	200		0	40	8,000	8,000	
318	Open Work Table		1	200	SF	200		0	25	5,000	5,000	
319	Internal Circulation (17%)		1	157	SF	157		0	75	11,775	11,775	
320	Remote File Storage Area	1	1	450	SF	450		0	40	18,000	18,000	
321	<i>Subtotal</i>					1,423						
322												
323	<b>UC Business Office</b>											
324	Administrator's Office	1	1	150	SF	150		0	65	9,750	9,750	
325	Assistant Admin	1	1	120	SF	120		0	65	7,800	7,800	
326	Private Offices	1	2	120	SF	120		0	65	7,800	7,800	
327	Professional Workstations	1	2	80	SF	80		0	60	4,800	4,800	Open concept with demountable partitions
328	Student Workstations	1	4	36	SF	36		0	60	2,160	2,160	Open concept with demountable partitions
329	Service Counter	2	1	64	SF	64		0	20	1,280	1,280	
330	Transaction Queuing Area	4	1	15	SF	15		0	80	1,200	1,200	
331	Vault		1	55	SF	55		0	200	11,000	11,000	
332	Internal Circulation (17%)		1	180	SF	180		0	75	13,500	13,500	
333	Remote File Storage Area	1	1	700	SF	700		0	40	28,000	28,000	
334	<i>Subtotal</i>					1,520						
335												
336	<b>UC Marketing</b>											
337	Associate Director's Office	1	1	175	SF	175		0	65	11,375	11,375	
338	GA Workstations	1	2	64	SF	64		0	110	7,040	7,040	
339	Student Workstations	1	2	36	SF	36		0	60	2,160	2,160	Open concept with demountable partitions
340	Internal Circulation (17%)		1	89	SF	89		0	75	6,675	6,675	
341	<i>Subtotal</i>					364						
342												
343	<b>Building Support</b>					0		0		0	0	#DIV/0!
344	<b>Offices</b>											
345	Reception/Waiting	3	1	30	SF	0		0	80	0	0	
346	Assistant Director's Office	1	1	150	SF	0		0	65	0	0	
347	Private Offices	1	1	120	SF	0		0	65	0	0	
348	Receptionist Workstations	1	1	80	SF	0		0	60	0	0	Open concept with demountable partitions
349	Building Services Library	1	1	200	SF	0		0	65	0	0	
350	Custodial Lockers and Breakroom	1	1	1,100	SF	0		0	65	0	0	
351	Internal Circulation (17%)		1	296	SF	0		0	75	0	0	
352	<i>Subtotal</i>					0						

353											
354	Maintenance										
355	Repair Shop	1	1,000	SF	0	0	65	0	0		
356	Bowling Tech Repair Shop	1	450	SF	0	0	65	0	0		
357	Electrical Tool Closet	1	75	SF	0	0	65	0	0		
358	Paint Shop & Carpentry Shop	1	850	SF	0	0	65	0	0		
359	Subtotal				0						
360											
361	Housekeeping / Janitorial / Storage										
362	Custodial Closets	8	50	SF	0	0	110	0	0		
363	Housekeeping Storage	1	1000	SF	0	0	40	0	0		
364	Modular Furniture Storage	1	500	SF	0	0	40	0	0		
365	Overstock Finishes Storage	1	350	SF	0	0	40	0	0		
366	Building Operations Storage	1	1000	SF	0	0	40	0	0		
367	Subtotal				0						
368											
369	Building Loading				0	0		0	0	0	
370	Loading										
371	Building Loading Dock/Holding Area	4	4	Bays	0	0	125	0	0	bays	
372	Parking for Catering Vehicles		1	EA	0	0		0	0	accommodate in loading area	
373	Parking for Facilities Vehicles		2	EA	0	0		0	0	accommodate in loading area	
374	Trash Holding Area		1	SF	0	0		0	0	accommodate in open bay	
375	Recycling Holding Area		1	SF	0	0		0	0	accommodate in open bay	
376	Trash Compactor Area		1	SF	0	0		0	0	accommodate in open bay	
377											
378											
379	TOTAL BUILD-OUT				24,918				3,503,789	141	
380											
381	Project Subtotal (Construction)								25,126,889	GC's and fee's incl in unit prices	
382											
383	Escalation 2010		1%	%					251,269		
384	Escalation 2011		5%	%					1,256,344		
385	Escalation 2012		7.5%	%					1,884,517		
386	Escalation 2013		8.0%	%					2,010,151		
387	Phasing Premium		0%	%					0		
388											
389	Project Subtotal w/Escalation (Construction)								30,529,170		
390											
391	Soft Costs/Administrative					0		0	12,232,160		
392	Professional Services/Consulting					0		0	4,563,144		
393	A/E Fee's (7.0%)		7.0%	%					2,137,042		
394	Reimbursable Expenses (5% of fee)		5.0%	%					106,852		
395	Cost Consultant		1	Is					25,000		
396	CMAR Precon Services		1	Is					150,000		
397	Const Materials Testing		1	Is					50,000		



398	Survey		1	ls				15,000	
399	Environmental Fee's		1	ls				35,000	
400	Geotech		1	ls				15,000	
401	Commissioning			sf	244,150		1.50	366,225	
402	Test & Balance			sf	244,150		1.00	244,150	
403	Audit Services		1	ls				35,000	
404	FP&C Fee		3.0%	%				915,875	
405	Additional Design Services		10.0%	%			0	468,000	10% of FF&E sum
406									
407									
408	<i>Subtotal</i>								
409	<b>Misc Costs/Equipment</b>						0	0	4,730,000
410	Art Acquisition		1.0%	%				0	
411	Moving		1	ls				0	
412	Printing/Misc		1	ls				25,000	
413	Food Service Equipment		1	ls				0	model
414	Fixtures/Equipment (UC & Underground)		1	ls	180,000		5.00	900,000	same as above
415	Furniture (UC & Underground)		1	ls	180,000		21.00	3,780,000	same as above
416	City Impact Fee's		1	ls				25,000	
417									
418	<i>Subtotal</i>								
419	<b>Contingencies</b>						0	0	2,939,015
420	Owner's Program/Project Contingency		5.0%	%				1,412,557	Applied to TPC
421	Contractor's Contingency		5.0%	%				1,526,458	Applied to Construction and Escalation only
422									
423									
424	<i>Subtotal</i>								
425	<b>SubTotal Project Cost (TPC)</b>							42,761,329	per sf
426									
427	Bond Costs (1%)		1.0%	%				427,613	
428									
429	<b>Total Project Cost (TPC)</b>				244,150			43,188,943	177 per sf
430	<b>Total Project Cost (Less Escalation, Contingency, and Phasing)</b>				244,150			34,847,646	143 per sf
431									
432									
433	<i>Total NSF</i>								
434	<i>net to gross ratio</i>				0.45				
435	<i>Total GSF</i>								
436	<i>Projected Enrollment</i>				45,000				
437	<i>SF/Student</i>								