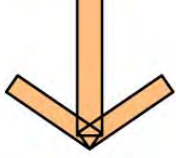


MAIN BUILDING
ENTRY



BELL
TOWER

ATRIUM

STUDENT
LOUNGE

BOOKSTORE

DINING

ATRIUM

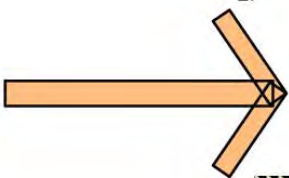
LOUNGE

STUDENT
LOUNGE

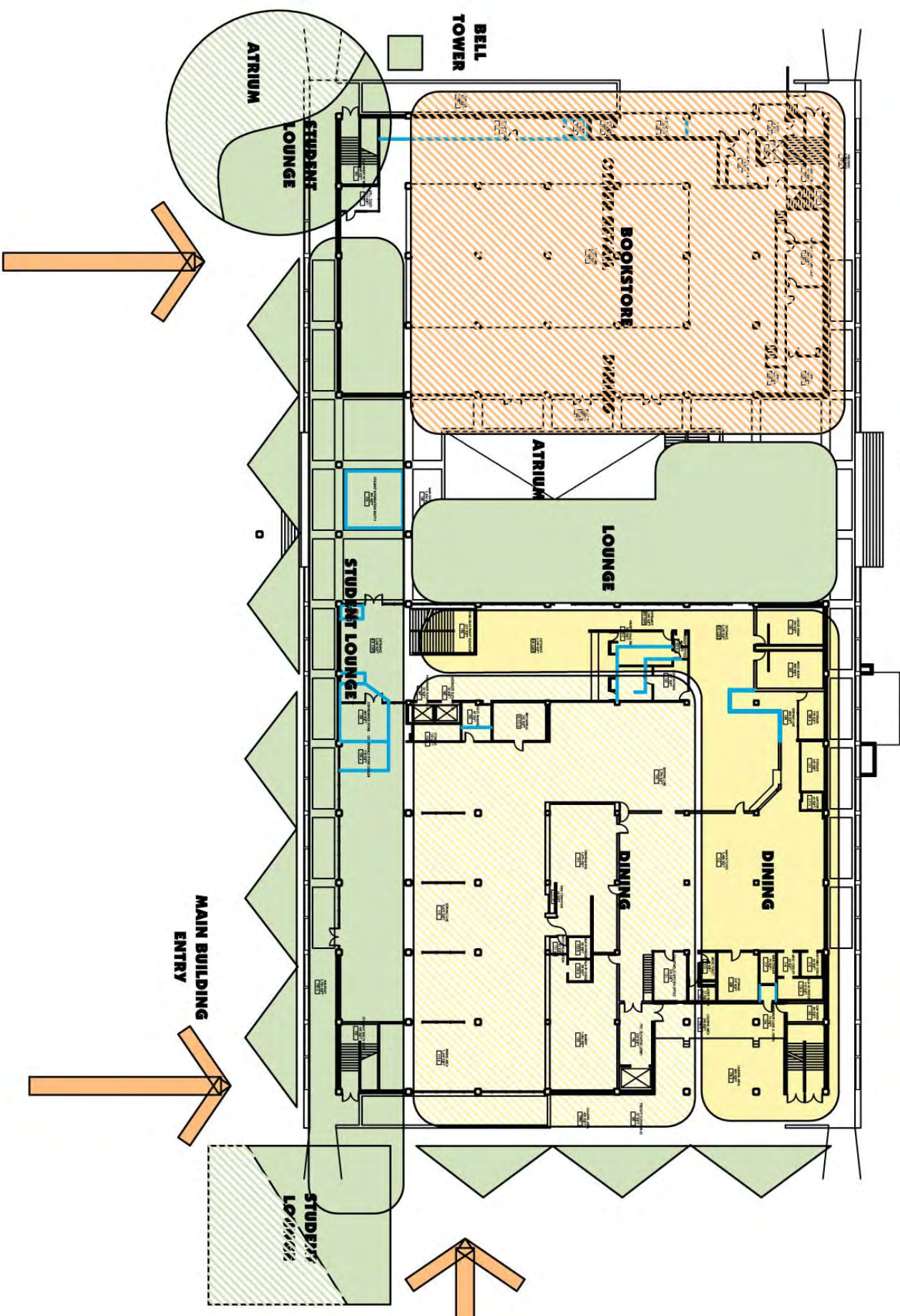
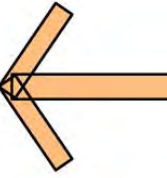
DINING

DINING

MAIN BUILDING
ENTRY



STUDENT
LOUNGE



**MAIN BUILDING
ENTRY**

**MAIN BUILDING
ENTRY**



PROJECT COST SUMMARY			
Transformation of the UC & UC Underground			
Begin Construction May 2011			
55% spaces Fully Renovated + 45% Finish Upgrade			
	Unit	Unit Cost	Subtotal
Site Improvements & Demolition			
A. Site Preparation	20,000	\$ 4.50	\$ 90,000
B. Hazardous Materials			Inc Below
C. Select Demolition	109,868	\$ 5.25	\$ 576,804
D. Demolition of UC Building and UG HVAC	244,150	\$ 2.50	\$ 610,375
Subtotal			\$ 1,277,179
Building Construction in 2008 Dollars			
A. Renovation of UC	84,962	\$ 234.75	\$ 19,944,783
B. Renovation UC Underground (below grade)	24,885	\$ 169.75	\$ 4,224,229
C. UC Satellite Upgrades Access	40,837	\$ 25.00	\$ 1,020,925
D. Mechanical & Finish Upgrades	134,303	\$ 130.00	\$ 17,459,416
F. New Construction	-	\$ 285.75	\$ -
G. Bookstore Vanilla Box			\$ -
H. Bookstore Finish Out + Fixtures			\$ -
Subtotal	244,150		\$ 42,649,352
Site work			
A. Landscape and Hardscape	30,000	\$15.00	\$ 450,000
B. Lighting and Site Signage		LS	
C. Utilities and Infrastructure			Inc
D. Site Mechanical / Electrical			Inc
Subtotal			\$ 450,000
Subtotal Construction	244,150	\$ 181.76	\$ 44,376,532
A. General Conditions, Overhead and Profit		13.2%	\$ 5,857,702
B. Escalation to Start FY 09	1.0	15.0%	\$ 7,535,135
C. Escalation to Start FY 10	1.0	12.0%	\$ 6,932,324
D. Escalation to Start FY 11	1.0	12.0%	\$ 7,764,203
E. Phasing Premium			\$ -
F. Phase 1 - 12 months (2011 - 2012)			\$ 225,000
G. Phase 2 - 12 months (2012-2013)			\$ 225,000
H. Phase 3 - 10 months (2013-2014)			\$ 200,000
F. Liquidated Damage Penalty Fee			Not Included
G. Program and Architecture Contingency		5%	\$ 2,511,712
H. Builder & Owner's Reserve Const. @ 5% Each		10%	\$ 5,023,423
Total Construction Cost	244,150	\$ 330	\$ 80,651,031
OTHER PROJECT COSTS			
	Unit	Unit Cost	Subtotal
FF & E in FY 08 Dollars			
A. Furniture - (NSF) New and Existing	170,905	\$ 21	\$ 3,589,005
B. Fixtures and Equipment	170,905	\$ 5.00	\$ 854,525
C. Retail Fixtures	-	\$ 20.00	\$ -
D. Moveable Equipment Food Svc			\$ 250,000
E. FFE Design, Bid & Oversight		10%	\$ 444,353
F. Escalation (FFE) - 4 years to Bid		24%	\$ 1,233,092
Subtotal			\$ 6,370,975
Professional Fees Subtotal			9,210,962
Misc. Costs			
A. % for the Arts		1.00%	\$ 806,510
B. UH Project Management Fee		3%	\$ 2,419,531
C. Printing Photo Costs		0.25%	\$ 201,628
D. Maintenance Endowment			TBD
E. Building Activation			\$ 125,000
F. Data & Cabling Costs			\$ 30,000
G. Security Equipment			\$ -
H. ESHA (Environmental + Health Safety)			\$ -
I. Moving Expenses			\$ 35,000
J. Review Fees			\$ -
K. Permit Fees			\$ -
L. Fire Marshall Fees			\$ -
M. Surveys and Testing			\$ 35,000
N. Houston Sewer and Storm Water Tap Fees			Not Included
O. Road Utility Permit Fees			Not Included
P. Haz Mat Abatement (Per Quote esc fy 2011)			\$ 146,576
Subtotal Misc. Costs			\$ 3,764,244
Subtotal Other Project Costs (Soft)			\$ 19,346,182
Subtotal Funds Required for Project			\$ 99,997,213
Items Funded from Other Sources			
TOTAL PROJECT COST IN 2011 Dollars			\$ 99,997,213
Transformation of the UC & UC Underground			

Exclusions:

Escalation / Month after 2011 Start @ .67% per M Escalation / month after 2011 \$ 416,658