



STATE OF UTAH - DEPARTMENT OF ADMINISTRATIVE SERVICES

Division of Facilities Construction and Management

DFCM

Solicitation for Architect / Engineer Services

Value Based Selection Method

December 5, 2005

COLLEGE OF HUMANITIES BUILDING – PHASE I

UNIVERSITY OF UTAH SALT LAKE CITY, UTAH

DFCM Project No. 05196750

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Current copies of the following documents are hereby made part of this Solicitation for A/E Services by reference. These documents are available on the DFCM web site at <http://dfcm.utah.gov> or are available upon request from DFCM.

DFCM Design Manual dated May 25, 2005
DFCM General Conditions dated May 25, 2005
DFCM Design Standards
University of Utah Design Standards
College of Humanities Building Program
Map for meeting location

NOTICE TO ARCHITECTS / ENGINEERS

The State of Utah - Division of Facilities Construction and Management (DFCM) is soliciting the services of qualified firms/individuals to perform design services for the following project:

COLLEGE OF HUMANITIES BUILDING
UNIVERSITY OF UTAH - SALT LAKE CITY, UTAH
DFCM PROJECT NO. 05196750

The College of Humanities Center Phase I will be a new facility to house the Department of History, the Tanner Humanities Center, and the International Studies Center on the University of Utah campus. Limited academic instructional facilities will join with administrative suites and faculty and fellows offices. A café, outdoor plaza and courtyard are also slated as components of the new project. The project is 40,000 gross square feet. Construction budget for this project is \$7,800,000. The project delivery is to be Construction Manager/General Contractor.

The selection shall be under the Value Based Selection method. The Solicitation for A/E Services documents, including the submittal requirements and the selection criteria and schedule, will be available beginning on Monday, December 5, 2005 from DFCM at the State Office Building - Room 4110, Salt Lake City, Utah 84114 and on the DFCM web site at <http://dfcm.utah.gov>. For questions regarding this solicitation, please contact Lyle Knudsen, DFCM, at (801) 538-3275. No others are to be contacted regarding this solicitation.

A **MANDATORY** pre-submittal meeting will be held at 1:30 PM on Friday, December 16, 2005 in Lounge Room 2110 of the Language and Communication Building at the University of Utah in Salt Lake City, Utah. All design firms wishing to submit on this project must attend this meeting. The proposals are to be for the Architect team including the major consultants.

Submittal dates for the required references, management plans, statements of qualifications, and interviews will be based on the Project Schedule included in the Solicitation for A/E Services.

The Division of Facilities Construction & Management reserves the right to reject any or all submittals or to waive any formality or technicality in any submittal in the interest of the State.

DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT
MARLA WORKMAN, CONTRACT COORDINATOR
4110 State Office Bldg., Salt Lake City, Utah 84114

PROJECT DESCRIPTION

The College of Humanities Center Phase I will be a new facility to house the Department of History, the Tanner Humanities Center and the International Studies Center on the University of Utah campus. Limited academic instructional facilities will join with administrative suites and faculty and fellows offices. A café, outdoor plaza and courtyard are also slated as components of the new project.

The vision for the new Phase I building is to recognize the role of the College of Humanities as a core of student life on the University of Utah campus. The college is the second largest on campus with more than 170 full-time faculty committed to the highest academic standards. In order to continue the consolidation plan begun with the building of the Languages and Communications Building (LNCO), provide space for departments, programs and functions currently housed in inadequate facilities, and support the academic and outreach components, a new College of Humanities Complex has been planned to include Phase I & II. This program focuses on the first building project, Phase I, which will serve as home to a community of active learners, vibrant researchers and an involved public. It will provide refuge for commuting students and a collaborative and engaging environment overall. The new building is intended to help the Centers, the Departments, the College, and the University better fulfill their basic missions. The new building will become an essential part of the center of campus activities and a welcoming gateway into the new north HYPR Mall Quad.

This new facility joins existing facilities, including Orson Spencer Hall (OSH) and the Language and Communications Building (LNCO), in building a comprehensive center for the College of Humanities. This building will be the new front door for the college and will serve as an outreach and recruiting tool for prospective faculty, fellows and students. In addition, this building will serve as a community resource to the campus, as the Tanner Humanities Center, with its direct outreach and lecture programming, will have a place of prominence in the building. The goal for the building is that it serve the many methods of research and learning within the College, from formal to informal, including the utilization of the site to support the building user needs for active gathering, quiet study and contemplation. Two 100-seat lecture halls will further enhance the College's efforts to reach out to prospective students, faculty, and prominent guest lecturers.

PROCUREMENT PROCESS

The State of Utah intends to enter into an agreement with a firm to provide professional services as described. The Architectural team will include the major Consultants.

The selection of the firm will be made using a Value Based Selection (VBS) system. The Project Schedule lists the important events, dates, times and locations of meetings and submittals. The terms of the project schedule are hereby incorporated by reference and must be met by the selected firm.

1. Solicitation for A/E Documents

The Solicitation for A/E Services documents consist of all of the documents listed in the Table of Contents and all said documents are incorporated in this solicitation by reference. The solicitation will be available at DFCM per the attached schedule and on the DFCM web site at <http://dfcm.utah.gov>.

2. Contact Information

Except as authorized by the DFCM Representative or as otherwise stated in the solicitation or the pre-submittal meeting, communication during the selection process shall be directed to the specified DFCM Representative. In order to maintain the fair and equitable treatment of everyone, A/Es shall not unduly contact or offer gifts or gratuities to DFCM, any Board officer, employee or agent of the State of Utah, users or selection committee members in an effort to influence the selection process or in a manner that gives the appearance of influencing the selection process. This prohibition applies before the solicitation is issued, as the project is developed, and extends through the award of an agreement. Failure to comply with this requirement may result in a disqualification in the selection process. A/Es should be aware that selection committee members will be required to certify that they have not been contacted by any of the A/Es in an attempt to influence the selection process.

3. Requests for Information

All requests for information regarding this project shall be in writing and directed to:

Lyle Knudsen (DFCM Representative)
Division of Facilities Construction and Management
4110 State Office Building
Salt Lake City, Utah 84114
E-mail: lknudsen@utah.gov
Facsimile: 801-538-3267

4. Project Schedule.

The Project Schedule lists the important events, dates, times, and locations of meetings and submittals that must be met by the A/E.

5. Mandatory Pre-Submittal Meeting

A mandatory pre-submittal meeting will be held on the date and time and at the location listed on the Project Schedule.

A representative from each interested prime firm is required to attend. During the meeting, a presentation will be made to describe the overall scope of work and intended schedule. Interested firms may ask questions and request clarification about the project and the procurement process.

Subconsultants are invited to attend this meeting but it is not mandatory for them.

THE PRIME FIRMS ABSENCE FROM THE PRE-SUBMITTAL MEETING AND/OR FAILURE TO REGISTER PRECLUDES PARTICIPATION AS A SUBMITTING FIRM ON THIS PROJECT.

6. Submittal Due Dates and Times

All required submittals must be delivered to, and be received by, the Division of Facilities Construction and Management previous to the date and time indicated in the Project Schedule. Submittals received after the specified time will not be accepted. Please allow adequate time for delivery. If using a courier service, the submitting firm is responsible for ensuring that delivery will be made directly to the required location. It is your responsibility to allow for the time needed to park on Capitol Hill as recent construction activity has made the parking more difficult. Identification is required to enter the building.

7. Last Day to Submit Questions

All questions must be received at the office of DFCM no later than the time and dated listed in the Project Schedule. Questions must be submitted in writing to Lyle Knudsen at DFCM.

8. Addendum

All references to questions and requests for clarification will be in writing and issued as addenda to the Solicitation for A/E Services. Addenda will be provided to every entity that has registered for receiving documents. The addenda or notice of the Addendum will be posted on DFCM's web site.

Any addenda issued prior to the submittal deadline shall become part of the Solicitation for A/E Services and any information required shall be included in your submittal.

9. Past Performance and References

As an A/E completes each DFCM project, DFCM, the contractors and the using agency or institution will evaluate the A/E. It is the intent of DFCM that this process will be the major source for evaluating past performance.

A/Es shall submit past performance and reference information by the time indicated on the Project Schedule.

For all DFCM projects completed in the last 5 years identify the project by name, number and DFCM project manager. Each A/E wishing to compete for this project that has not completed at least three DFCM projects in the last 5 years, will be required to provide one copy of a list of references on additional similar projects for a total of 3 projects.

For non-DFCM projects provide the following information:

Point of Contact:	Person who will be able to answer any customer satisfaction questions.
Phone Number:	Phone number of the contact we will be surveying.
User Name:	Name of Company / Institution that purchased the construction work.
Project Name:	Name of the project.
Date Completed:	Date of when the work was completed.
Address:	Street, city and state where the work was performed.
Size:	Size of project in dollars.
Duration:	Duration of the project / construction in months.
Type:	Type of the project (i.e.: School, Offices, Warehouse, etc)

10. Management Plan

Firms will be required to develop and submit a plan demonstrating how they will manage their responsibilities, identifying risks, and how risks will be mitigated. An organization chart showing the roles and responsibilities of all pertinent decision-makers is a required part of the presentation.

Address project specific criteria, risks that have been identified by the Solicitation for A/E Services and additional risks that the team has identified. State how those risks will be mitigated.

As part of the Management Plan include your proposed project schedule. Indicate critical dates and other information in sufficient detail for the selection committee to determine if the time frames are reasonable.

The Management Plan should include the major consultants and their qualifications for this project.

The Management Plan should be concise yet contain sufficient information for evaluation by the selection committee.

The submitting firm shall provide seven (7) copies of the Management Plan by the time indicated on the Project Schedule.

11. Statements of Qualifications

The submitting firm shall provide seven (7) copies of the Statements of Qualifications by the time indicated on the Project Schedule.

The Statement of Qualifications is a short document that indicates the experience and qualifications of the firm, the project manager and other critical members of the team. It describes what talents their team brings to the project, how their knowledge of the subject will provide benefit to the process, how the team has been successful in the past and how that relates to this project. It should include information on similar projects that have been completed by the firm, project manager and other team members. Include the experience and special qualifications that are applicable to this project and/or are part of the project specific selection criteria.

12. Selection Committee

The Selection Committee will be composed of individuals from the Utah State Building Board, DFCM, the User Agency / Institution, representatives from the design and construction disciplines, and others deemed appropriate by the DFCM.

13. Termination or Debarment Certifications

The firm must submit a certification that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from soliciting work by any governmental department or agency. The firm must also certify that neither the firm nor its principals have been terminated during the performance of a contract or withdrew from a contract to avoid termination. If the firm cannot certify these two statements the firm shall submit a written explanation of the circumstances for review by DFCM. Firms are encouraged to submit these certifications with their Statement of Qualifications but they may be submitted up until the time the selection is completed.

14. Interviews

Interviews will be conducted with all firms who have met all of the requirements except as follows. If more than six firms are eligible for interviews, DFCM may convene the selection committee to develop a short list of firms to be invited to interviews. This evaluation will be made using the selection criteria noted below base on the information provided by the past performance/references, performance plan and statement of qualifications.

The purpose of the interview is to allow the firm to present its qualifications, past performance, management plan, schedule and general plan for accomplishing the project. It will also provide an opportunity for the selection committee to seek clarifications from the firm.

The proposed primary project management personnel, including the project manager, should be in attendance. The project manager is the firm's representative who has overall job authority, will be in attendance at all job meetings, and is authorized by the firm to negotiate and sign any and all change orders in the field, if necessary. Unless otherwise noted, the attendance of subconsultants is at the discretion of the firm.

The method of presentation is at the discretion of the firm. The interviews will be held on the date and at the place specified in the Project Schedule.

15. Selection Criteria for VBS Professional Services

The following criteria will be used in ranking each of the teams. The team that is ranked the highest will represent the best value for the state. The criteria are not listed in any priority order. The selection committee will consider all criteria in performing a comprehensive evaluation of the proposal. Weights have been assigned to each criteria in the form of points.

- A. DFCM Past Performance Rating. 15 Points. Each prime firm will be given a past performance rating. The rating will be based first on how well the firm did on past projects with DFCM. If a minimum of three DFCM past performance ratings are not available a rating will be established using any DFCM past performance ratings that are available, supplemented by references supplied by the firm at the time the Management Plans and SOQ are submitted.
- B. Strength of Team. 35 Points. Based on the statements of qualifications, the interview, and management plan, the selection team shall evaluate the expertise and experience of the team and the project lead as it relates to this project in size, complexity, quality, duration, etc. Consideration will also be given to the strength brought to the team by critical consultants including how they were selected and the success the team has had in the past in similar projects.
- C. Project Management Approach. 35 Points. Based on the information provided in the statements of qualifications, the management plan and information presented in the interview the selection team shall evaluate how each team has planned to approach the project. The selection team will also evaluate the degree to which risks to the success of the project have been identified and a reasonable solution has been presented.
- D. Schedule 15 Points The A/E's schedule will be evaluated as to how well it meets the objectives of the project. Unless other objectives are stated the shorter the duration that is evaluated to be feasible while achieving an appropriate design is preferred. The A/E shall discuss during the interview the project schedule identifying major work items with start and stop dates that are realistic and critical subconsultants and if they have reviewed and agree to the schedule. The completion dates shown on the schedule will be used in the contract.

TOTAL POSSIBLE POINTS: 100 POINTS

16. Fee Negotiation

Following selection of a design firm by the Selection Committee and prior to the award of the design agreement, DFCM will negotiate the final agreement fee with the selected firm. Should the DFCM be unable to agree to a satisfactory contract with the top ranked firm at a price that DFCM

determines to be fair and reasonable to the State, discussions with that firm shall be formally terminated. Negotiations will then be undertaken with the second ranked firm. Negotiations will utilize the DFCM Fee Schedule and posted on the DFCM web site.

This process will be repeated until an agreement is reached or DFCM determines that it is in the best interest of the State to initiate a new selection process.

17. Form of Agreement

At the conclusion of negotiations, the selected A/E will be required to enter into an agreement using the attached form of the Design Agreement between DFCM and Architect/Engineer.

18. Licensure

The A/E shall comply with and require its subconsultants to comply with the license laws of the State of Utah.

**PROJECT SCHEDULE**

PROJECT NAME:		COLLEGE OF HUMANITIES BUILDING – DESIGN SERVICES		
		UNIVERSITY OF UTAH – SALT LAKE CITY, UTAH		
DFCM PROJECT NO.		05196750		
Event	Day	Date	Time	Place
Solicitation for A/E Services Available	Monday	December 5, 2005	10:00 AM	DFCM, 4110 State Office Bldg, SLC, UT 84114 & DFCM web site*
Mandatory Pre-submittal Meeting	Friday	December 16, 2005	1:30 PM	LNCO BLDG LOUNGE RM 2110 U OF U, SALT, UT (see map)
Last Day to Submit Questions	Wednesday	December 21, 2005	4:00 PM	DFCM. 4110 State Office Bldg, SLC, UT 84114
Final Addendum Issued	Friday	December 23, 2005	12:00 NOON	By Fax or posted on DFCM web site *
Management Plans, References, and Statements of Qualifications	Thursday	January 5, 2006	12:00 NOON	DFCM, 4110 State Office Bldg, SLC, UT 84114
Short Listing by Selection Committee, if applicable	Monday	January 16, 2006	4:00 PM	DFCM, 4110 State Office Bldg, SLC, UT 84114 & DFCM web site*
Termination / Debarment Certifications Due		On or Before Date of Interview	NA	
Interviews	Friday	February 10, 2006	TBA	DFCM, 4110 State Office Bldg, SLC, UT 84114
Announcement	Monday	February 13, 2006	4:00 PM	By Fax or posted on DFCM web site *

* DFCM's web site address is <http://dfcm.utah.gov>.

**DESIGN AGREEMENT
BETWEEN DFCM AND ARCHITECT / ENGINEER**

This AGREEMENT is made this _____ day of _____, 20__, between the Division of Facilities Construction and Management, hereinafter referred to as "DFCM", and the "A/E", _____ a _____, duly qualified to conduct business in the State of Utah, whose address is _____, agree to all the provisions of this Agreement for the Project identified as:

**ARTICLE I.
DOCUMENTS INCORPORATED BY REFERENCE**

A. DFCM GENERAL CONDITIONS.

- 1. The DFCM General Conditions ("General Conditions") which is current as of the date of this Agreement and on file with the DFCM is incorporated by reference as if fully set forth in this Agreement.
- 2. The A/E and DFCM shall be bound by the definitions and terms described in the General Conditions.
- 3. Unless the context provides otherwise, all definitions and interpretations of provisions of this Agreement shall be as stated in the General Conditions. In case of conflict between the provisions of this Agreement and the General Conditions, the provisions of this Agreement shall control.

B. SOLICITATION / PROCUREMENT DOCUMENTS AND REQUIREMENTS.

The A/E shall comply with the following:

- 1. State Procurement requirements.
- 2. The DFCM solicitation documents and A/E submitted documents for this project are hereby incorporated by reference as part of this Agreement. Attachment "C" hereto indicates changes to the A/E's response, if applicable.
- 3. The procurement documents and Contract Documents.

C. DFCM DESIGN MANUAL.

1. The DFCM Design Manual (“Design Manual”) which is current as of the date of this Agreement and on file with the DFCM is incorporated by reference as if fully set forth in this Agreement.

2. The A/E and DFCM shall be bound by the definitions and terms described in the Design Manual.

D. ATTACHMENTS TO THIS AGREEMENT

All attachments to this Agreement are incorporated by reference as if fully set forth in this Agreement. Unless the context requires otherwise, any reference in this Agreement to an “Attachment” means such an incorporated by reference attachment to this Agreement.

E. HIERARCHY OF DOCUMENTS.

In case of conflict, the following documents supersede each other in accordance with the following respective hierarchy:

1. Codes and applicable law;
2. The attachments hereto;
3. The solicitation documents issued by DFCM for the selection of the A/E;
4. Any response by A/E to the procurement documents attached to this Agreement;
5. The body of this Agreement;
6. The General Conditions; and
7. The Design Manual.

**ARTICLE II.
GENERAL REQUIREMENTS**

A. GENERAL OBJECTIVES. The objectives of the Work under this Agreement include, but are not limited to the following:

1. Comply with the requirements of the Predesign Program;
2. Provide designs that comply with applicable laws, codes, rules, regulations and quality requirements;

3. Comply with this Agreement including the General Conditions and Design Manual;
4. Meet the established Construction Budget in Attachment "A";
5. Maintain the Project Schedule in Attachment "A"; and
6. To work with DFCM and the Contractor to accomplish all these objectives.

B. SCHEDULE. Time is of the essence. The A/E shall commence and prosecute the work diligently so as to be in compliance with the Project Schedule in Attachment "A." However, the A/E shall not be responsible for failure to comply with the Project Schedule or any portion thereof to the extent such noncompliance is not due to the fault of the A/E or anyone for whom the A/E is liable.

C. STANDARD OF CARE; RESPONSIBILITY. The services of A/E and its Subconsultants, if any, shall be performed in accordance with and judged solely by the standard of care exercised by licensed members of their respective professions having substantial experience providing similar services on projects similar in type, magnitude and complexity to the Project that is the subject of this Agreement. The A/E shall be liable to the DFCM or the State of Utah for claims, liabilities, additional burdens, penalties, damages or third party claims (i.e. a Contractor claim against DFCM or the State of Utah), to the extent caused by errors or omissions that do not meet this standard of care.

D. PUBLIC INFORMATION RELEASE. A/E shall not make any public information release in connection with the Project without advance written permission of DFCM. A/E shall require of its Subconsultants the same agreement to maintain the confidentiality of information. Notwithstanding this provision, the A/E does not need DFCM's consent to respond to any information release which is needed to defend the A/E's interest, or to the extent such public information release is protected by constitutional free speech rights.

E. CONFLICT OF INTEREST. A/E and the A/E's Subconsultants shall not have any member that has a conflict of interest that may reasonably affect the A/E or Subconsultants professional judgment in regard to the Project, unless such conflict is disclosed to the DFCM and approved by the DFCM in writing. It is the A/E's duty to enforce this provision with the Subconsultants.

1. **Use of "Sales Agents."** The A/E warrants that no person or selling agency has been employed or retained except as indicated in writing to DFCM.

F. LAWS, CODES AND REGULATIONS. A/E and its Subconsultants shall use their best efforts consistent with the Standard of Care stated herein to comply with laws, codes, rules, regulations, ordinances and quality requirements applicable to the Project as established by State statute, codes adopted by State law, administrative rule and/or deemed applicable to the Project pursuant the express terms of this Agreement including those documents incorporated by reference. A/E or DFCM may request, and will be granted, a meeting with the other to discuss any additional codes or requirements that are applicable to the Project. In the case of change(s) or

conflicts in the applicable code requirements, laws, rules or regulations, during the work of the Scope of A/E's Services, when and if the A/E becomes aware of such change(s) or conflicts, the A/E shall promptly notify the DFCM in writing. If the DFCM determines that work that has already been properly performed must now be changed, such change will be considered additional work under this Agreement and the A/E shall then prepare all documents to comply with the needed change(s).

G. ESTABLISH CONSTRUCTION BUDGET. The A/E shall prepare a construction budget (including cost estimate) for each phase of work under this Agreement in accordance with the Design Manual.

H. IF BIDS/PROPOSALS EXCEED CONSTRUCTION BUDGET. If no acceptable bid or proposal is received within the Construction Budget, the DFCM in its sole discretion may elect any one or more of the following options:

1. Give written approval of an increase in the Construction Budget; and/or
2. Rebid or renegotiate the construction contract within a reasonable time; and/or
3. Revise the Project scope and/or quality as necessary to meet the Construction Budget; and/or
4. Abandon the Project and terminate this Agreement.

If the DFCM elects an option or options which does not abandon the Project, the A/E shall perform the A/E's services to implement the selected option or options at no additional cost to the DFCM.

I. STAFFING. The A/E shall maintain the human, physical and other resources reasonably necessary to timely meet its obligations under this Agreement.

J. DFCM REVIEWS, LIMITATIONS. The right of the DFCM or any entity/user to perform plan checks, plan reviews, other reviews and/or comment upon the work of the A/E, as well as any approval by the DFCM, shall not be construed as relieving the A/E from its professional and legal responsibility for services required under this Agreement. No review by the DFCM or any entity/user, approval or acceptance, or payment for any of the services required under this Agreement shall be construed to operate as a waiver by the DFCM of any right under this Agreement or of any cause of action arising out of the performance or nonperformance of this Agreement, and the A/E shall be and remain liable to the DFCM in accordance with applicable law for all damages to the DFCM caused by the A/E's acts, errors and/or omissions.

K. USE OF PROTOTYPICAL DESIGNS OR DESIGNS PROVIDED BY DFCM. A/E shall use prototypical designs or other design drawings, specifications or calculations provided by DFCM in the request for proposal. A/E shall recheck such designs and any other design data, drawings, specifications and calculations provided by DFCM. A/E shall correct any error or omission as deemed necessary thereafter, and shall be responsible therefore to the same extent as if such materials had been provided by A/E under this Agreement. A/E shall be provided with all

change orders, proposed change orders, and clarifications, from previous projects that are applicable to this Project. A/E shall incorporate all pertinent material into the new plans and specifications. If A/E has provided design services to DFCM on previous projects and has designed buildings similar to the components of this Project, which are in A/E's charge, at the direction of DFCM, A/E shall modify and reuse existing design as much as possible. Where existing designs are being reused, drawings are required to conform to DFCM graphic/CAD standards unless prior written approval is given by DFCM.

L. SUBCONSULTANTS. The A/E shall be responsible and liable to the DFCM for the services of any Subconsultant of A/E. Any reference in this Agreement to Subconsultant shall refer to any subcontractor, consultant or subconsultant of the A/E at any tier. A/E shall, without additional expense to DFCM, be responsible for obtaining any business and professional licenses and for complying with any applicable Federal, State, and local laws, codes, and regulations, as necessary for the performance of the A/E's services.

M. HAZARDOUS MATERIALS. The A/E shall comply with the General Conditions and Design Manual provisions regarding hazardous materials.

N. DISCRIMINATION AND SEXUAL HARASSMENT PROHIBITED. Pursuant to the laws of the State of Utah, the A/E, or any person acting on behalf thereof, will not discriminate against any employee or applicant for employment because of race, creed, color, sex, religion, ancestry or national origin. To the extent applicable, said persons will comply with all provisions of Executive Order No. 11246 dated September 24, 1965 and rules, regulations, orders, instructions, designations and other directives promulgated pursuant thereto. The A/E, or anyone for whose act the A/E may be liable, shall not act in any manner as would violate the laws, regulations and policies of the United States or the State of Utah prohibiting sexual harassment.

ARTICLE III. PROJECT TEAM.

A. DFCM REPRESENTATIVE. The DFCM Representative is the person assigned by the Director of DFCM to manage the Project and is the sole person authorized to act on behalf of DFCM or the State of Utah.

B. A/E AND SUBCONSULTANTS.

1. **Need DFCM Permission to Change Organizational Chart.** The A/E and Subconsultants have been selected to perform the services of this Agreement because of the skills and expertise of designated key personnel. Attachment "B" to this Agreement provides the organization chart of the A/E and Subconsultants. The identified persons and entities in the organizational chart cannot be changed without advance written approval by DFCM.

2. **A/E's Representative.** The A/E's Designated Representative identified in the organization chart is and shall be authorized to act on the A/E's behalf and bind the A/E in regard to the Project.

**ARTICLE IV.
DFCM RESPONSIBILITIES AND RIGHT TO EVALUATE A/E**

A. DFCM RESPONSIBILITIES. Unless otherwise expressly agreed herein, DFCM shall at its sole cost and expense shall:

1. Place advertisements for bids or proposals;
2. Conduct bid or proposal openings and interviews;
3. Timely provide and update A/E with available “public” information in DFCM’s possession regarding the Project, including but not limited to, legal descriptions, topographic surveys, ALTA or other boundary surveys, utility surveys, record drawings, reports, project objectives, budgets, and other material requirements and limitations.
4. Notify A/E of any known fault, known defect, or known deficiency in the Project, including but not limited to acts, errors, omissions, or inconsistencies in A/E’s services and Deliverable Instruments of Service. Notwithstanding this provision, any failure to notify the A/E, shall not relieve the A/E of any responsibility or liability for such fault, defect or deficiency.
5. The DFCM Representative shall timely render decisions so as to avoid unreasonable delays in the orderly progress of the Project.

B. PERFORMANCE EVALUATION OF A/E. The DFCM may conduct a performance evaluation of the A/E’s services, including specific personnel of A/E or any Subconsultant at any time. Results of any evaluation will be made available to the A/E upon request.

**ARTICLE V.
SCOPE OF A/E’S BASIC SERVICES.**

A. IN GENERAL. The A/E's Basic Services consist of those described in this Agreement, the General Conditions, and Design Manual, and include normal structural, mechanical, electrical, and architectural as well as other consulting services reasonably necessary to fulfill the A/E's duties under this Agreement. Any additional scope of service requirements are provided in Attachment "A" and the Design Manual.

1. **Incidental Services.** A/E shall provide all services incidental to the A/E’s identified Basic Services as established by standard professional custom and practice.
2. **Direction from DFCM Representative Only.** A/E has neither the responsibility nor the authority to accept directives or determinations from any person other than the DFCM Representative. The A/E shall not take any direction from the end User’s of the Project, Contractor or any other third party’s representative.

3. **Review Requests for Information.** The A/E shall review properly prepared and timely Requests for Information by the Contractor.

4. **Issue ASI's and Supplemental Drawings and Specifications.** If approved by the DFCM Representative, the A/E shall issue an ASI, and prepare, reproduce, and distribute supplemental and/or corrected drawings and/or specifications in response to Requests for Information by the Contractor.

B. SCHEMATIC DESIGN PHASE.

1. **Review Program and Statement of Scope.** The A/E shall review the program or other "statement of scope" furnished by DFCM to ascertain the requirements of the Project and shall arrive at a mutual understanding of such requirements with the DFCM Representative. The term "program" as referred to in this Agreement shall be deemed to include any "statement of scope" provided by DFCM.

2. **Preliminary Evaluation.** The A/E shall provide a preliminary evaluation of DFCM's program, schedule and construction budget requirements.

3. Documents and Drawings.

a. Based on the mutually agreed upon program, or scope of work, schedule and construction budget requirements, the A/E shall prepare, for written approval by DFCM, Schematic Design Documents consisting of drawings and other documents illustrating the scale and relationship of Project components.

b. The Schematic Design Documents shall comply with this Agreement and the Design Manual.

c. The Schematic Design narrative shall include the A/E's proposed design and construction budget which shall be within the DFCM budget provided to the A/E.

4. **Alternative Approaches.** The A/E shall review with DFCM, alternative approaches to design and construction of the Project. Several options shall be submitted for DFCM's evaluation.

5. **Land Use Approval Assistance.** The A/E shall cooperate with DFCM in obtaining applicable permits, and land use approvals, so as to allow for construction of the Project. However, appearances as an expert as well as the preparation of necessary drawings, visual aids and any other design work solely prepared for an appearance with zoning boards or planning commissions or other governmental meetings or hearings, shall be considered as Additional Services, if not included in Attachment "A".

C. DESIGN DEVELOPMENT PHASE.

1. **General Description of Design Development Submittal.** A/E shall prepare, for written approval by the DFCM Representative, Design Development Documents consisting of drawings and other documents to fix and describe the size and character of the Project as to architectural, structural, mechanical and electrical systems, materials and such other elements as may be appropriate. The narrative shall include the A/E's proposed design and construction budget which shall be within the DFCM budget provided to the A/E. The Design Development submittals shall comply with the following:

- a. The DFCM approved Schematic Design Documents and any adjustments authorized by DFCM in the program, scope of work, schedule or construction budget; and
- b. The provisions of this Agreement and the Design Manual.

2. **Authorization to Proceed Required in Writing from DFCM.** The A/E may proceed on and be paid for Design Development work only after a written authorization to proceed to the Design Development Phase is provided by the DFCM Representative.

3. Should DFCM initiate or require a material change from the approved Design Development Documents and there is no fault or responsibility of the A/E related to DFCM's initiation or requirement of the change, A/E's effort implementing said change(s) shall be compensated as an Additional Service and the schedule for delivery of A/E's services shall be equitably adjusted if/as appropriate.

D. CONSTRUCTION (CONTRACT) DOCUMENTS PHASE.

1. **General Description of Construction Documents Submittal.** A/E shall prepare, for written approval by the DFCM Representative, Construction Documents consisting of Drawings and Specifications setting forth in detail the requirements for the construction of the Project. The narrative shall include the A/E's proposed design and construction budget which shall be within the DFCM budget provided to the A/E. The A/E shall advise the DFCM of any adjustments to previous preliminary estimates of Construction cost indicated by changes in requirements or general market conditions. The Construction Documents shall comply with the following:

- a. The DFCM approved Design Development Documents and any further adjustments in the scope or quality of the Project or in the construction budget authorized by DFCM;
- b. The Construction Documents shall comply with and identify all applicable codes, tests and inspections; and
- c. The provision of this Agreement and the Design Manual.

2. **Authorization to Proceed Required in Writing from DFCM.** The A/E may proceed on and be paid for Construction Documents work only after a written authorization to proceed to the Construction Documents Phase is provided by the DFCM Representative.

3. **Assistance with Procurement Documents.** The A/E shall assist DFCM in the preparation of the necessary procurement documents to obtain a Contractor and other entities needed to complete the Project.

4. **Assist with Filing for Governmental Approval.** When requested by DFCM, A/E shall assist DFCM in preparation and filing of documents required for the approval of governmental authorities having jurisdiction over the Project.

E. PROCUREMENT OR NEGOTIATION PHASE.

1. **In General.** The A/E, after written authorization is provided by the DFCM Representative, shall assist DFCM in obtaining bids or negotiated proposals and assist in awarding contracts for construction.

2. **Pre-Bid (including pre-proposal) Conference.** The A/E shall attend any pre-bid conference as requested by the DFCM. DFCM shall control all advertising, bid openings, publishing of bid results, awarding of the Contract.

3. **Available for Interpretations.** The A/E shall at all reasonable times be available personally, or have available, a responsible member of his or her staff to make such interpretations of the Construction Documents as are necessary to facilitate completion of the construction contract.

F. CONSTRUCTION PHASE - ADMINISTRATION OF THE CONSTRUCTION CONTRACT.

1. **Commencement and Termination.** The A/E's responsibility to provide Basic Services for the Construction Phase commences with DFCM's written authorization to proceed on to this Phase and terminates upon the completion of the guaranty period of the Contractor's work, unless extended by written agreement of the A/E and DFCM. Any final payment made prior to the end of the guaranty period does not terminate A/E's obligation to provide full performance of the A/E's services throughout the guaranty period for the fee already paid for basic services.

2. **A/E's General Assistance During Construction and One-Year Guaranty Period.** A/E shall advise and assist DFCM (1) during the Construction Phase, and (2) during period of the Contractor's guaranty obligations under the Contract Documents. During the One-Year Guaranty Period, the A/E shall make a qualified representative available to answer questions and to perform a 1-year guaranty walk through. A/E shall have authority to act on behalf of DFCM only to the extent provided in this Agreement unless otherwise modified in writing by DFCM and A/E. The A/E shall be liable for any representations made by the A/E or anyone for whose acts the A/E may be liable, not consistent with the provisions of the Contract Documents, unless DFCM has given written approval in advance.

3. **Site Visits.**

a. **In General.** Site visits shall be conducted in accordance with Attachment “A” and the Contract Documents.

b. **Compliance with Contract Documents, Reporting Defects and Deficiencies.** Site visits shall require the A/E to examine the Work of the Contractor in progress to assist the DFCM in identifying any lack of compliance with the Construction Documents, defects or deficiencies in the Work and to determine whether the Work is proceeding in a manner such that, when completed, will likely be in accordance with the Construction Documents. Except as may otherwise be provided in Attachment “A”, the A/E’s on-site construction-phase services are (i) not full-time, continuous, or exhaustive; (ii) do not include a duty to discover latent defects in the Work; and (iii) do not constitute a guarantee of the A/E’s Work or relieve the Contractor of its responsibilities. A/E is not responsible for the Contractor’s selected means, methods, or sequences of work. The A/E shall cooperate and assist the DFCM in enforcement of the Construction Documents. The A/E shall promptly report known or obvious defects to the DFCM. This provision does not relieve the Contractor of its responsibility to comply with the Construction documents.

c. **Written Report.** A/E shall promptly submit to DFCM a written report subsequent to each site visit.

d. **Limitations.** A/E shall not be required to make exhaustive or continuous on-site inspections or observations to check the quality or quantity of the Work unless specified elsewhere in this Agreement including the Attachment(s).

4. **Submittals.** Contractor submittals shall be addressed in accordance with the Contract Documents.

5. **Modifications.** A/E shall prepare Change Orders, or Construction Change Directives, with supporting documentation and data for DFCM’s approval and execution in accordance with the Contract Documents, and may issue ASI’s not involving an adjustment in the Contract Sum or an extension of the Contract Time which are not inconsistent with the intent of the Contract Documents. ASI’s must be approved by the DFCM Representative prior to being issued. When approved by DFCM, the A/E shall prepare Statements of Justification, detailed cost and time estimates of the proposed change in the work, Requests for Proposals, Construction Change Directives, and Change Orders. A/E shall prepare, reproduce, and distribute Drawings and Specifications to completely describe Work to be added, deleted, and/or modified. The preparation of all such documentation shall not be considered additional services unless the change in the Work is determined by DFCM to be a scope change and/or an unknown condition.

6. **Record Drawings (As-Built).** The A/E shall monitor the Contractor’s efforts to regularly update the redline drawings during construction. Upon completion of the Construction Phase, A/E shall prepare Record Drawings based upon redline construction drawings and/or other information provided by Contractor. A/E has no duty to verify the accuracy or completeness of said information and, unless A/E knows that said information is on its face inaccurate and/or

incomplete, A/E is entitled to rely upon said information in preparing Record Drawings. If and to the extent A/E knows that said information is on its face inaccurate and/or incomplete, A/E shall promptly advise DFCM in reasonable detail of the inaccurate and/or incomplete information. Subject to said obligation to advise and its obligation to transcribe the Contractor's redline construction drawings and/or other information provided by Contractor in a manner consistent with the Standard of Care, A/E makes no representation regarding the accuracy or completeness of its Record Drawings.

7. **Review Process.** A/E shall comply with any review process required by DFCM. A/E shall make submissions to the reviewing entity in a timely manner so as not to delay the reviewing entity.

8. **Specific Delay Liability of A/E.** The A/E shall be liable to DFCM for damages incurred to DFCM or the State of Utah as a result of impact on the Contractor's critical path schedule to the extent due to A/E's error, act or omission.

9. **Notification of Impacts on Critical Path.** The A/E shall promptly notify DFCM in writing of facts, events or circumstances of which the A/E is or should be aware and which have or likely will adversely impact the critical path schedule.

ARTICLE VI DELIVERABLE INSTRUMENTS OF SERVICE

A. DEFINED. "Deliverable Instruments of Service" as used in this Agreement shall mean the drawings, specifications, addendum, attachments, calculations, manuals, reports, official project meeting minutes, project observation reports and/or other information, regardless of medium, identified in and required to be delivered or submitted to the DFCM under this Agreement.

B. OWNERSHIP. It is acknowledged and agreed that all documents developed pursuant to this Agreement are Instruments of Service. Deliverable Instruments of Service are the sole property of DFCM. DFCM shall have unlimited rights, for the benefit of DFCM, in all said deliverable instruments of service, including, but not limited to use, re-use, modification, and transferability for reference only related to the site.

C. PROMOTIONAL ISSUES. The A/E shall have the right to include photographic or artistic representations of the design of the Project among the A/E's promotional and professional materials, provided that the A/E appropriately gives recognition to the State of Utah regarding the Project. The A/E shall be given reasonable access to the completed Project to make such representations. However, the A/E's materials shall not include the DFCM confidential or proprietary information. The DFCM shall provide professional credit for the A/E in the DFCM's promotional materials that relate to the A/E's work for the Project. Except to the extent related to the A/E's defense of any statements made by others in regard to the A/E's performance, and notwithstanding any other provision of this Agreement, the A/E shall not make any public information release in connection with services performed under this Agreement without the

advance written approval of the Director of the Division of Facilities Construction and Management.

D. LICENSE. A/E hereby grants DFCM a nonexclusive license for governmental purposes to any copyrighted portion of Deliverable Instruments of Service. Such license shall include, but not be limited to, the right to use and reuse such copyrighted materials to construct the buildings, facilities, or other matters covered by such copyrighted materials for additional use and to license such copyrighted materials for reuse. DFCM's rights and licenses in and to said Deliverable Instruments of Service are conditioned upon A/E receiving all sums related to DFCM approved deliverables due under this Agreement.

E. INDEMNIFICATION RELATED TO CERTAIN DFCM'S ACTION WITH DELIVERABLES. DFCM's use on other projects, DFCM's re-use, or DFCM's modification of the Deliverable Instruments of Service shall be at DFCM's sole risk and without recourse against A/E, its Subconsultants at any tier, and their principals, agents and employees. DFCM shall hold harmless, indemnify and defend A/E, its Subconsultants at any tier and their respective principals, agents and employees from and against any and all actions, claims, loss, or damages of any nature whatsoever to the extent related to and resulting from any said use, re-use, or modification of all or any portion of the Deliverable Instruments of Service by or on behalf of DFCM, or under any license issued by, through, or on behalf of DFCM, irrespective of any actual or alleged fault on the part of the indemnitee(s). Under no circumstances shall A/E be indemnified for the use of the Deliverable Instruments of Service for the Project that is the subject of this Agreement. For purposes of this paragraph, DFCM includes the State of Utah or any department, division or agency of the State of Utah.

F. ACCESS TO DELIVERABLES. A/E, for a period of three (3) years after completion of the Project, agrees to furnish and to provide access to all the aforesaid Deliverable Instruments of Service upon the request of DFCM. DFCM shall pay all costs for labor, reproduction and/or shipping of requested documents. DFCM agrees to make no demand on A/E for responsibility for DFCM use of such material for any other DFCM work which is not the subject of an Agreement between DFCM and the A/E for such use.

G. STAMP. If the A/E is not the same A/E commissioned for the project within the Deliverable Instruments of Services, DFCM shall reasonably remove all indications of authorship, including the title blocks, names, initials, signatures, and professional stamps of A/E, its Subconsultants at any tier, and their agents and employees.

ARTICLE VII. COMPENSATION, PAYMENTS TO THE A/E, AND DAMAGES

A. FEES IN ATTACHMENT "A." Payment shall be in accordance with the schedule of lump sum payments for each phase listed under this Agreement as shown in the Schedule of A/E's and Subconsultant Fees (Attachment "A"). Progress payments with respect to such lump sum amounts shall be based upon percentage of such services completed.

B. PAYMENT IN FULL. The fee for any particular phase or activity described in Attachment “A” shall be the full payment owing by DFCM for such phase or activity.

C. WITHHOLDING OF PAYMENT; LIABILITY OF EXCESS OWING. Should the A/E fail to perform any of its obligations hereunder, be in default of this Agreement, or otherwise fail to complete the services of this Agreement within the time established by the Project Schedule (Attachment “A”), the A/E shall be liable to the DFCM for the actual damages incurred and such amount, may be deducted from any amount due or that may become due the A/E. To the extent that the damages exceed any amount that would otherwise be due the A/E, the A/E shall be liable for such excess to the DFCM. The DFCM may seek enforcement of such obligation by legal action, and if such is necessary, shall recover the related costs and attorney fees. Notwithstanding the above, the DFCM agrees that the A/E is not responsible for damages arising directly or indirectly from any delays for causes beyond the A/E’s control.

D. OTHER PREREQUISITES TO RECEIVE PAYMENT: In addition to any other requirements under this Agreement, the following is required before any payment shall be made and/or deemed owed by the DFCM:

1. **Invoices.** The A/E shall submit invoices for progress payments not more than once a month. Invoices shall include the DFCM project and contract number, and be signed by the A/E. Each invoice shall include a detailed description by line item showing the contract prices, percentage of the services completed for the period, payments received to date, payment requested for the period, the overall percentage of completion, any lien waivers or releases previously requested by DFCM.

2. **Adjustments of Progress Payments.** The DFCM may, at its discretion, adjust any progress payments so that it corresponds to the percentage of completion as estimated by the DFCM. Notice shall be given to the A/E prior to making any such adjustments.

E. ACCEPTANCE OF FINAL PAYMENT. The acceptance by the A/E of final payment without a written protest filed with DFCM within three (3) days of receipt of final payment, shall release the DFCM from all claims and all liability to the A/E for fees and costs of the performance of the services pursuant to this Agreement.

F. INTEREST ON LATE PAYMENTS. Except as otherwise provided by law, if any payment is late based upon the provisions of this Agreement, the A/E shall be paid interest in an amount equal to the published Wall Street Journal prime rate plus 2%. The published Wall Street Journal Prime Rate shall be determined using such rate that is published closest to the 1st of the month for each month of the late period. The amount of payment of interest shall be apportioned using such rate(s) for the late period.

**ARTICLE VIII.
REQUIREMENTS FOR ADDITIONAL SERVICES.**

A. ADDITIONAL SERVICES; IN GENERAL.

1. **Not Allowed when Correcting an Error, Omission or is Already Part of this Agreement.** Notwithstanding any provision of this Agreement, the A/E shall not be entitled to any additional compensation or the considering of any work as an additional service when such work is being performed in order to resolve an error or omission of the A/E or is otherwise required to meet the terms of this Agreement.

2. **Written Modification in Advance of Work Required.** The A/E shall perform additional services when authorized by a written modification to this Agreement in advance of the performance of the subject work. Failure of the A/E to obtain a written approval from the DFCM of the cost and authorization to proceed shall result in the A/E's forfeiture of the right to seek additional compensation for the contended additional service. A/E shall have no obligation, and shall not, begin or provide any additional services unless and until such written modification has been provided by the DFCM.

**ARTICLE IX.
INSURANCE AND INDEMNIFICATION**

A. INSURANCE. To protect against liability, loss and/or expense arising in connection with the performance of services described under this Agreement, the A/E shall obtain and maintain in force during the entire period of this Agreement without interruption, at its own expense, the following stated insurance from insurance companies authorized to do business in the State of Utah, in a form and content satisfactory to the DFCM, and rated "A-" or better with a financial size category of (a) Class X or larger where the applicable Construction Budget is \$1,000,000 or greater; or (b) Class VII or larger where the applicable Construction Budget is under \$1,000,000. All said ratings and financial size categories shall be as published by A.M. Best Company at the time this Agreement is executed. The A/E shall require all Subconsultants to have and maintain similarly required policies. All of the following listed insurance coverages shall be provided by the A/E:

1. **A/E's Professional Liability Insurance.** The A/E shall maintain a policy on a claims made basis, annual aggregate policy limit based on the following chart, unless modified in Attachment "A" to this Agreement.

Construction Budget	Minimum Liability Coverage
\$50,000,000 and above	\$2,000,000 per claim, \$4,000,000 aggregate
\$25,000,000 and above, but under \$50,000,000	\$2,000,000 per claim, \$2,000,000 aggregate

\$1,500,000 and above but under \$25,000,000	\$1,000,000 per claim, \$1,000,000 aggregate
Under \$1,500,000	\$ 500,000 per claim, \$ 500,000 aggregate

The DFCM reserves the right to require additional coverage from that stated in the chart herein above, at the DFCM's expense for the additional coverage portion only. DFCM also reserves the right to require project specific insurance, and if such right has been exercised it shall be indicated as an exhibit to this Agreement. Unless project specific insurance is required by the DFCM, the coverage may be written under a practice policy with limits applicable to all projects undertaken by the firm but must be maintained in force for the discovery of claims for a period of three (3) years after the date final payment is made to the A/E under this Agreement. All policies provided by the A/E must contain a "retroactive" or "prior-acts" date which precedes the earlier of, the date of the A/E's Agreement or the commencement of the A/E's services. The A/E's policy must also include contractual liability coverage applicable to the indemnity provision of this Agreement for those portions of the indemnity provisions that are insured under the A/E's policy and in accordance with this Agreement, including the attachments hereto.

2. **Commercial General Liability Insurance.** A/E shall provide, at its own expense, Commercial General Liability Insurance, on an "occurrence basis", including insurance for premises and operations, independent Subconsultants, projects/ completed operations, and contractual liability coverage including specifically designating the indemnity provisions of this Agreement as an insured contract on the Certificate of Insurance. Such Commercial General Liability Insurance must provide coverage for explosion, collapse and underground hazards. Insurance required by this paragraph shall provide for limits that are not less than the following:

\$2,000,000	General Aggregate
\$2,000,000	Products-Completed Operations Aggregate
\$1,000,000	Personal and Advertising Injury
\$1,000,000	Each Occurrence
\$ 50,000	Fire Damage (any one fire)
\$ 5,000	Medical Expense (any one person)

3. **Workers' Compensation Insurance and Employers' Liability Insurance.** Worker's Compensation Insurance shall cover full liability under the Worker's Compensation Laws of the jurisdiction in which the Project is located at the statutory limits required by said jurisdiction's laws. Employer's Liability Insurance shall provide the following limits of liability: \$100,000 for each accident; \$500,000 for Disease-Policy Limit; and \$100,000 for Disease-Each Employee.

4. **Automobile.** Automobile liability insurance for claims arising from the ownership, maintenance, or use of a motor vehicle. The insurance shall cover all owned, non-owned, and hired automobiles used in connection with the work, with the following minimum limits of liability: \$1,000,000 – Combined Single Limit Bodily Injury and Property Damage Per Occurrence.

5. **Valuable Papers and Records Coverage and Electronic Data Processing (Data and Media) Coverage.** The A/E and all Subconsultants of the A/E shall provide coverage for the physical loss of or destruction to their work product including drawings, specifications and electronic data and media.

6. **Aircraft Use.** A/E using its own aircraft, or employing aircraft in connection with the work performed under this Agreement shall maintain Aircraft Liability Insurance with a combined single limit of not less than \$1,000,000 per occurrence. Said certificate shall state that the policy required by this paragraph has been endorsed to name the State of Utah and DFCM as Additional Insureds.

7. **Certificates.** Before this Agreement is executed, the A/E shall submit certificates in form and substance satisfactory to the DFCM as evidence of the insurance requirements of this Article. Such certificates shall contain provisions that no cancellation, or non-renewal shall become effective except upon thirty (30) days prior written notice by US Mail to DFCM as evidenced by return receipt, certified mail sent to DFCM. The A/E shall notify the DFCM within thirty (30) days of any claim(s) against the A/E which singly or in the aggregate exceed 20% of the applicable required insured limits and the A/E shall, if requested by DFCM, use its best efforts to reinstate the policy within the original limits and at a reasonable cost. The State of Utah and DFCM shall be named as an insured party, as primary coverage and not contributing, on all the insurance policies required by this Article except the professional liability and workers' compensation policies. The DFCM reserves the right to request the A/E to provide a loss report from its insurance carrier.

8. **Maintain Throughout Agreement Term.** The A/E agrees to maintain all insurance required under this Agreement during the required term. If the A/E fails to furnish and maintain said required insurance, the DFCM may purchase such insurance on behalf of the A/E, and the A/E shall pay the cost thereof to the DFCM upon demand and shall furnish to the DFCM any information needed to obtain such insurance.

9. **Waivers of Subrogation.** All policies required, except Practice Professional Liability Insurance and Workers Compensation Insurance, shall be endorsed to include waivers of subrogation in favor of the State of Utah and DFCM.

10. **Excess Coverages.** Any type of insurance or any increase of limits of liability not described in this Agreement which the A/E requires for its own protection or on account of any statute, rule or regulation, shall be its own responsibility and at its own expense.

11. **Not Relieve A/E of Liability.** The carrying of any insurance required by this Agreement shall in no way be interpreted as relieving the A/E of any other responsibility or liability under this Agreement or any applicable law, statute, rule, regulation or order.

12. **A/E Compliance with Policies.** A/E shall not violate or knowingly permit to be violated any of the provisions of the policies on insurance required under this Agreement.

B. INDEMNIFICATION

1. **“Indemnitees”** as that term is used in this Article IX-B means the State of Utah, its institutions, agencies, departments, divisions, authorities, and instrumentalities, boards, commissions, elected or appointed officers, employees, agents, and authorized volunteers.

2. **“A/E”** as that term is used in this Article IX-B, means the A/E, its Subconsultants at any tier, or any of their agents, employees including those employed directly or indirectly, or other persons or entities for whose acts the A/E or its Subconsultants at any tier may be liable.

3. Indemnification Requirements.

a. **A/E’s Indemnification of Indemnities.** To the fullest extent permitted by law, A/E shall indemnify and hold harmless the Indemnities from and against every kind and character of claims, damages, losses and expenses, including but not limited to reasonable attorneys' fees, to the extent caused by any negligent or wrongful act, error or omission of the A/E.

b. **Defense by A/E.** A/E shall defend all actions brought upon such matters to be indemnified hereunder and pay all costs and expenses incidental thereto, but the State of Utah shall have the right, at its option and its own expense, to participate in the defense of any such action without relieving the A/E of any obligation hereunder. A/E shall be reimbursed by DFCM their reasonable costs and expenses incurred under this provision to the extent such costs and expenses relate to the fault of DFCM and not the A/E.

c. **Not Affect Other Indemnification Rights or Obligations.** Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person under this Agreement.

d. **Not Affected by Workmen’s Compensation or Certain Benefit Acts.** In claims against any person or entity indemnified under this paragraph by the A/E, the indemnification obligation under this paragraph shall not be limited by a limitation on the amount or type of damages, compensation or benefits payable by or for the A/E under workers' or workmen's compensation acts, disability benefits acts or other employee benefit acts.

e. **Affect of Written Directives by DFCM.** Notwithstanding any of the above, to the extent A/E is complying with a written directive from DFCM, that is not based on the A/E’s recommendation, the A/E shall not be held liable under the indemnification provisions of this Agreement if the A/E has promptly disagreed with the written directive by delivering such objection to DFCM in writing.

f. **Specific Waiver for Damages Covered by Builder’s Risk.** DFCM and A/E waive all rights against each other for damages, but only to the extent covered by the State of Utah's Builder's Risk Policy concerning damage to the Work during construction, except such rights as they may have to the proceeds of such insurance as set forth in the General Conditions.

DFCM and A/E each shall require similar waivers from their Subconsultants and agents at any tier.

ARTICLE X. LIMITATIONS OF ACTIONS

A. STATUTE OF LIMITATION AND STATUTE OF REPOSE. An action by or against the A/E, the A/E's Subconsultant, agent, independent Subconsultant, or anyone for whom the A/E may be liable, shall comply with and be bound by the applicable and lawful statute of limitation and statute of repose provisions. Notwithstanding this, any action by or against the A/E, the A/E's Subconsultant, agent, independent Subconsultant, or anyone for whom the A/E may be liable, that is based in contract or warranty shall be commenced within six (6) years of the date of substantial completion of the improvement or abandonment of construction except that such period of limitation shall be modified as follows:

1. **Fraudulent Concealment.** In the event that the A/E, the A/E's Subconsultant, agent, independent Subconsultant, or anyone for whom the A/E may be liable has fraudulently concealed the act, error, omission or breach of duty, or the injury, damage or other loss caused by the act, error, omission or breach of duty, the six year period shall not begin to run until such time as the DFCM discovers or, through the exercise of reasonable diligence, should have discovered its claim.

2. **Willful and Intentional.** In the event that the A/E, the A/E's Subconsultant, agent, independent Subconsultant, or anyone for whom the A/E may be liable commits a willful or intentional act, error, omission, or breach of duty, the six year period shall not begin to run until such time as the DFCM discovers or, through the exercise of reasonable diligence, should have discovered its claim.

3. **Unintentional and Nonfraudulent Latent Acts, Errors, Omissions or Breaches of Duty.** In the event of an unintentional and nonfraudulent latent act, error, omission or breach of duty, the DFCM shall have the time period allowed by Utah law and the Utah Code, unless a longer period is provided for in an attachment to this Agreement.

4. **"Different Period of Limitation" from Utah Code.** These provisions are understood and agreed to by the A/E as establishing a "different period of limitations" as that term is used in UCA 78-12-21.5(3)(a) or any other similar statute of the Utah Code. These provisions are not intended to shorten any time period allowed by Utah law and code for non-contract actions, including but not limited to, those based in tort.

ARTICLE XI. PRELIMINARY RESOLUTION EFFORTS, CLAIMS AND DISPUTES

A. GENERAL CONDITIONS REQUIREMENTS APPLY. The provisions of Articles 7.7 through and including 7.14 of the General Conditions shall allow to Preliminary Resolution

Efforts, Claims and Disputes under this Agreement. References in said Articles 7.7 through and including 7.14 to the term “Contractor” and “Subcontractor” shall refer to A/E and Subconsultant under this Agreement, respectively. Unless inconsistent with the provisions of this Agreement, definitions in the General Conditions shall apply to this Agreement.

B. TIME FOR FILING. Notwithstanding paragraph A above, the PRE must be filed in writing with the DFCM Representative within twenty-one (21) days of any of the following:

1. Issuance of a denial by DFCM of an A/E request for additional monies or other relief under this Agreement;
2. In the case of a Subconsultant, after the expiration of the time period for the A/E / Subconsultant PRE process under Paragraph 7.7.5 of the General Conditions; or
3. When the A/E knows or should have known about any other issue where the A/E seeks additional monies, time or other relief from the State of Utah or DFCM.

C. NOT LIMIT DFCM RIGHTS. As stated in Rule R23-26-1(6), this does not limit the right of DFCM to have any of its issues, disputes or claims considered. DFCM reserves all rights to pursue its issues, disputes or claims in law or equity including, but not limited to, any or all of the following: damages, delay damages and impacts, losses, liability, patent or latent defects, or failure to perform under this Agreement. If the Director appoints an expert or a panel to consider any such issue(s), dispute(s) or claims(s) of DFCM, the A/E shall cooperate with such expert or panel process.

ARTICLE XII. TERMINATION OR SUSPENSION

A. TERMINATION FOR CAUSE. The DFCM or A/E may terminate this Agreement for cause should the other party fail to substantially perform the material covenants herein contained at the time and in the manner herein provided, including the failure to design the project within the Construction Budget. In such event, the party seeking termination shall give the other party fourteen (14) calendar days written notice of intent to terminate for cause. If the other party cures said default, or is diligently pursuing a cure, within said fourteen (14) day period, there shall be no termination for cause.

1. **DFCM May Proceed; Liabilities.** In the event of such termination for cause by the DFCM, the DFCM may proceed with the work in any manner deemed proper by the DFCM. The cost to the DFCM or damage to the DFCM as a result of the failure to perform shall be deducted from any sum due the A/E under this Agreement, and the balance, if any, shall be paid to the A/E upon demand. If the cost or damage to the DFCM exceeds the sums due the A/E, such costs or damages shall be paid to the DFCM by the A/E.

2. **Paid Sums Owing Through Date of Termination.** In the event of such termination for cause by the A/E, the A/E shall be paid all sums owing A/E through the date of

termination. Under no circumstances, shall A/E be paid for any other sums related to the termination for cause, including but not limited to, lost profits or consequential damages.

B. TERMINATION FOR CONVENIENCE. The DFCM reserves the right to terminate this Agreement for convenience or any reason upon fourteen (14) calendar days written notice to A/E. The DFCM may also suspend the services of the A/E for a period not to exceed 180 days and pay the A/E all sums owing through the date of suspension. For any period beyond 180 days, the A/E may consider it a termination for convenience. Should said termination occur during or upon completion of the Schematic Design Phase, A/E shall be entitled to receive and shall be paid all fees stated herein through the Schematic Design Phase, together with reimbursable expenses incurred to date, less the amount of said fees and expenses paid by DFCM and received by A/E through said date. Should said termination occur during the Design Development Phase or any subsequent phase, A/E shall be entitled to receive and shall be paid the greater of: (i) all fees earned and reimbursable expenses incurred through the effective date of said termination, less said fees and expenses paid by DFCM and received by A/E through said date; (ii) the actual, reasonable cost to A/E and its Subconsultants (regardless of tier) of the authorized services provided, plus a profit thereon of 10%, plus reasonable reimbursable expenses incurred under this Agreement through the effective date of said termination, less said fees and expenses paid by DFCM and received by A/E through said date; or such other amount as agreed to by A/E and DFCM.

C. DEATH OR INCAPACITY. If the A/E transacts business as a sole proprietorship, the A/E's death or incapacity shall automatically terminate this Agreement as of the date of such event. Under these circumstances, neither the A/E nor the A/E's estate shall have any further right to perform hereunder and the DFCM shall pay the A/E or the estate shall be paid through the date of termination.

D. DELIVERABLES PROVIDED TO DFCM. Promptly after termination and payment of any sums owing the A/E, the A/E shall deliver all of the Deliverable Instruments of Services, including those in progress, to the DFCM as hereinbefore described.

E. RIGHT TO COMPLETE. Subject to the above termination provisions of this Agreement, DFCM shall have the right to complete the work or any portion thereof by itself or others, and to modify and/or use the A/E's work in part or in its entirety as hereinabove described.

ARTICLE XIII GENERAL LEGAL REQUIREMENTS

A. SEVERABLE AGREEMENT. This Agreement is severable. Authorization to perform one of the design phases or activities under this Agreement shall not be considered as creating any obligation of DFCM to authorize any further phase(s) or activity(ies).

B. INDEPENDENT CONTRACTOR. A/E is an independent contractor and not an employee of DFCM or the State of Utah. A/E shall have no authorization, express or implied, to bind the State of Utah or DFCM to any agreement, settlement, liability or understanding

whatsoever, nor to perform any acts as agent for the State of Utah or DFCM, except as specifically set forth in this Agreement.

C. THIRD PARTIES. Nothing contained in this Agreement shall create a contractual relationship or a cause of action in favor of a third party against the State of Utah and DFCM and/or A/E or its-Subconsultants at any tier.

D. AGREEMENT BINDING AND ASSIGNMENT LIMITATIONS. This Agreement shall be binding upon DFCM, A/E, and their respective partners, employees, agents, joint ventures, successors and assigns. Neither the performance of this Agreement, a right or claim, nor any part thereof including any monies to be paid, may be assigned by the A/E or DFCM without the prior written consent and approval of the other party. The DFCM may assign this Agreement to an institutional lender providing financing for the Project. In such event, the lender shall assume the DFCM's rights and obligations under this Agreement. The A/E shall execute all consents reasonably required to facilitate such assignment.

E. ENTIRE AGREEMENT AND AMENDMENT LIMITATION. This Agreement represents the entire and integrated agreement between the DFCM and the A/E and supersedes all prior negotiations, representations or agreements, either written or oral. This agreement may be amended only by written instrument signed by both DFCM and A/E.

F. NOTICES. Any notice required by this Agreement shall be served upon the recipient's designated representative by hand delivery at the last known business address, or by mail with "delivery confirmation" to the last known address. Notwithstanding any other provision of this Agreement, written notice shall also be deemed to have been duly served by verified use of a FAX system by using the known and operative calling number. Service by use of the FAX system is encouraged when timely notice will benefit the DFCM, A/E, or Subconsultant. Notice shall be considered complete and verified upon the sending and confirmation of delivery using the FAX system, if on the same day notice is also sent by registered or certified mail, return receipt requested, to the last business address known to the party giving notice, confirming the FAX delivery.

G. WAIVERS. No waiver by the DFCM or A/E of any default shall constitute a waiver of the same default at a later time or of a different default.

H. APPLICABLE LAW AND VENUE. This Agreement shall be construed in accordance with the laws of the State of Utah. Venue for any legal proceeding regarding this Agreement shall in the Salt Lake County, State of Utah.

I. AUTHORITY TO EXECUTE. The A/E and DFCM each represent that the execution of this Agreement and the performance thereunder is within their respective duly authorized powers.

IN WITNESS WHEREOF, the parties hereto have entered into this Agreement on the day and year first written above.

A/E: _____

Signature Date

Title: _____

State of _____)
County of _____)

Please type/print name clearly

On this _____ day of _____, 20____, personally appeared before me, _____, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn (or affirmed), did say that he (she) is the _____ (title or office) of the firm and that said document was signed by him (her) in behalf of said firm.

Notary Public

(SEAL)

My Commission Expires _____

APPROVED AS TO AVAILABILITY OF FUNDS:

DFCM: DIVISION OF FACILITIES CONSTRUCTION & MANAGEMENT

David D. Williams, Jr. Date
DFCM Administrative Services Director

F. Keith Stepan Date
Director

APPROVED AS TO FORM:
May 25, 2005
By: ALAN S. BACHMAN
Asst. Attorney General

APPROVED FOR EXPENDITURE:

Division of Finance Date

(Name of Project)
DFCM Project No. _____

Attachment "A"

1. **BASIC SERVICES:** Basic Services Fee: \$_____. Construction Budget: \$_____
(See attached A/E's proposal dated _____ for schedule of A/E's and A/E's subconsultant's fees and further breakdown). **The following services are provided in the basic fees:** architectural, mechanical, electrical, structural, civil, landscape and acoustic design as required for the project. Services shall also include Value Engineering Session participation; meeting minute production and distribution; cost estimating; fire/water flow analysis; plan reviews with the Building Official, the Fire Marshall and the Health Department; Construction Procurement Phase services; travel as outlined in Item A below; document reproduction as outlined in Item B below; and Construction Period services as outlined in Item C below.
- A. Travel reimbursement requirements: As outlined in A/E's attached proposal.
 - B. Document reproduction requirements (needs for review sets, bidding, construction, etc.):
Note: Printing for use by design team in presentations and for coordination is included in basic services fee. As outlined in A/E's attached proposal.
 - C. Construction Period site visits: As outlined in A/E's attached proposal.
 - D. Record drawings: Amount of fee allocated to completion of Record drawings \$_____

The Basic Services Fee is divided into the following percentages for the different phases of Work: schematic design - 15%; design development - 20%; construction documents - 40%; bidding - 5%; and construction closeout/warranty period - 20%.

Exceptions to this list of basic services are: _____

2. **ADDITIONAL SERVICES / REQUIREMENTS:** The following additional services/requirements (i.e. hazardous material requirements, special inspection services, insurance requirements) will be provided as described and at the listed fee: _____ \$_____
3. **TOTAL FEE FOR AGREEMENT** (Total of Items 1 and 2) \$_____
4. **MILESTONES / SCHEDULE:** Required project milestones and A/E's project schedule.
(See attached schedule of A/E's work plan):
Design complete ready for bidding: _____
Construction complete and ready for occupancy permit: _____

Attachment "B"

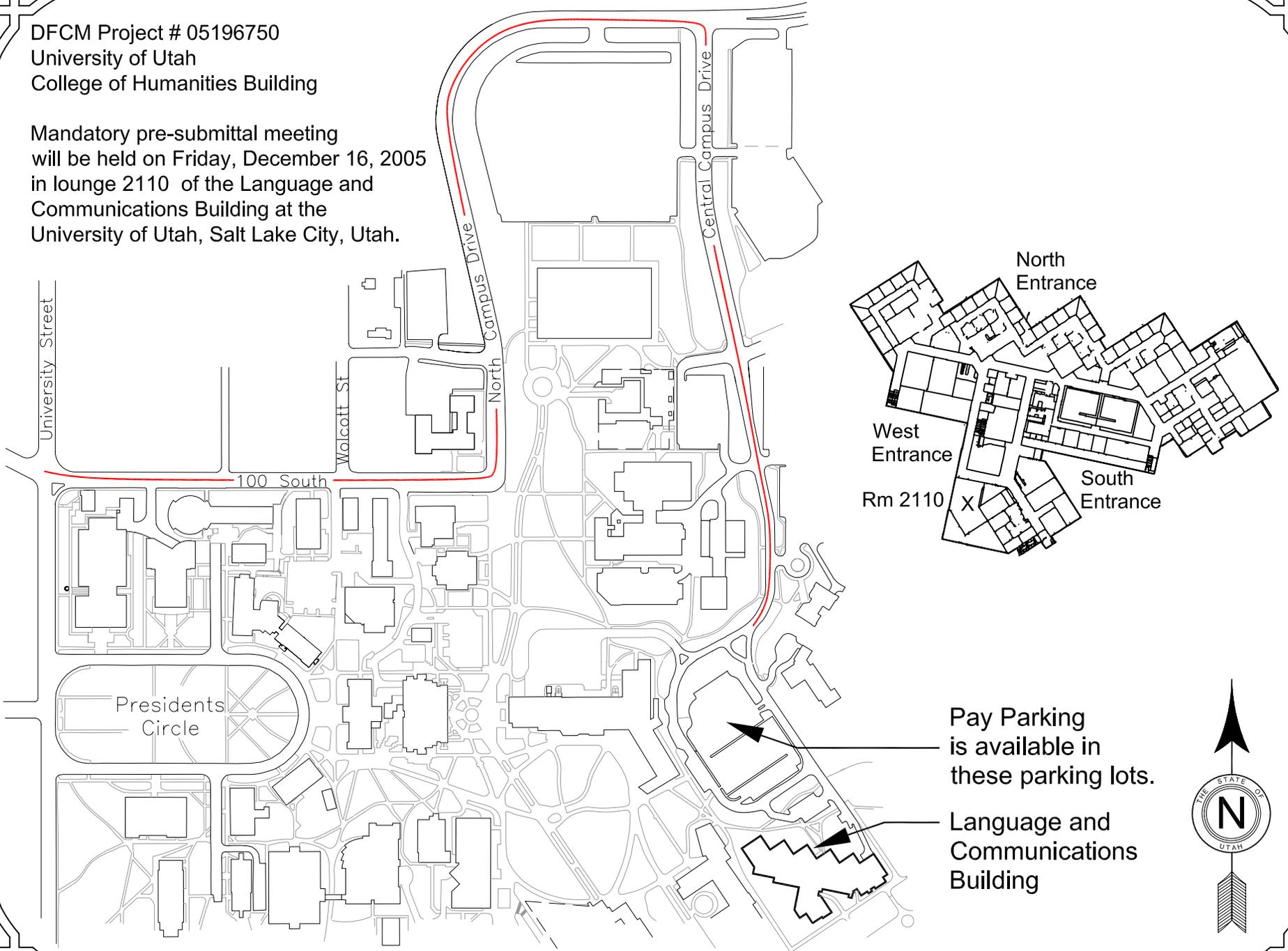
The A/E's Organization Chart is hereby identified and attached.

Attachment "C"

Any additional explanation of the A/E's response to the DFCM's submittal documents are hereby identified and attached.

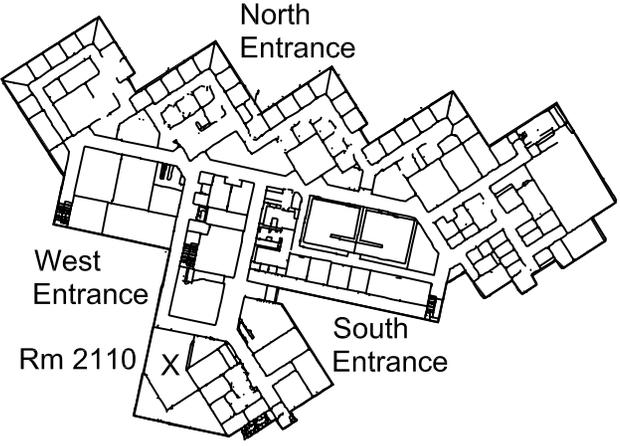
DFCM Project # 05196750
University of Utah
College of Humanities Building

Mandatory pre-submittal meeting
will be held on Friday, December 16, 2005
in lounge 2110 of the Language and
Communications Building at the
University of Utah, Salt Lake City, Utah.



Pay Parking
is available in
these parking lots.

Language and
Communications
Building



Facilities Program
Acknowledgements

The contribution of the following individuals and others are gratefully acknowledged.
Their dedicated efforts have made this document possible.

Executive Committee

Robert Newman, Dean, College of Humanities
Mark Bergstrom, Associate Dean, College of Humanities
Eric Browning, Facilities Planning

Steering Committee

Holly Campbell, Associate Director, Tanner Humanities Center
Vincent Cheng, Academic Director, Tanner Humanities Center
Eric Hinderaker, Chair, Department of History
Jim Lehning, Director, International Studies
Jon Moyer, Student Representative

Ex-Officio Executive Committee Members

Bill Billingsley, Campus Design & Construction
Erin Groscost, Space Management
Regina Schaub, Space Management

Utah State Division of Facilities Construction and Management

Lyle Knudsen, Project Coordinator

Programming Architects and Consultants

Cooper Roberts Simonsen Associates
AC Martin Partners
Colvin Engineering - Mechanical
Owen & Associates - Electrical
Reaveley Engineers & Associates – Structural
G. Brown Design Inc – Landscape Architect
Construction Cost Control – Cost Estimating

College of Humanities- Program
University of Utah
Salt Lake City, UT
DFCM Project No. 05196750

University of Utah
Review Signatures

Division of Facilities Construction &
Management, State of Utah
Review Signatures

We have reviewed the program and warrant that it adequately represents our request for a facility to fulfill our mission and programmatic needs. All appropriate parties in the agency have reviewed it for completeness and accuracy.

We have reviewed the program, jointly prepared with agency, for completeness and accuracy. These signatures do not necessarily represent an endorsement for the need of this requested space at this time.

Date

Date

David W. Pershing, Ph. D., Chair
Senior Vice President, Academic Affairs

Lyle R. Knudsen
Program Director, DFCM

Date

Robert Newman, Dean
College of Humanities

Date

Eric Browning
Facilities Planning

Date

Michael Perez
Director, Campus Design and Construction

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	Participants, Program Architects and Consultants
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Executive Summary

Executive Summary:

1.0 Introduction

The College of Humanities Center Phase I will be a new facility designed to house the Department of History, the Tanner Humanities Center, and the International Studies Center on the University of Utah campus. Academic instructional facilities will join with administrative suites, faculty and fellows offices. A café, outdoor plaza, and courtyard are anticipated for the building.

1.1 Project Philosophy

The vision for the new Phase I building is to reflect the role of the College of Humanities as the core of student life at the University of Utah. The college is the second largest on campus with more than 170 full-time faculty committed to the highest academic standards. In order to continue the consolidation plan that began with the construction of the Languages and Communications Building (LNCO), provide space for departments, programs and functions currently housed in inadequate facilities, and support the academic and outreach components, a new College of Humanities Complex has been planned to include Phase I & II. This program focuses on the first building project. Phase I, which will serve as home to a community of active learners, vibrant researchers and an involved public. It will provide refuge for commuting students and a collaborative and engaging environment overall. The new building is intended to help the Centers, the Departments, the College, and the University better fulfill their basic missions. The new building will become an essential part of the center of campus activities and a welcoming gateway into the new north HPER Mall Quad.

This new facility joins existing facilities, including Orson Spencer Hall (OSH) and the Language and Communications Building (LNCO), in building a comprehensive center for the College of Humanities. This building will be the new front door for the college and will serve as an outreach and recruiting tool for prospective faculty, fellows and students. In addition, this building will serve as a community resource to the campus, as the Tanner Humanities Center, with its direct outreach and lecture programming, will have a place of prominence in the building. The goal for the building is that it serve the many methods of research and learning within the College, from formal to informal, including the utilization of the site to support the building user needs for active gathering, quiet study and contemplation. A 165-seat lecture hall, along with a 65-person case-study style classroom, will further enhance the College's efforts to reach out to prospective students, faculty, and prominent guest lecturers. With this vision in mind, the following purposes and goals were established.

Planning

- Establish the heart of the new building with an architecturally inviting two-story lobby.

- Create a visually open facility through which users may navigate easily and converse collegially.
- Utilize the main level as the social hub, from which one may easily find other academic areas and activities.
- Arrange spaces in a fashion that will create synergy among like functions.
- Maximize gathering, lounge and study space within the building and outdoor spaces.
- Eliminate barriers (real and perceived) to disabled persons.
- Enhance users' connection to outdoor areas and provide a usable plaza, courtyard and labyrinth feature.

Technology

- Provide technology-rich information services for students, faculty, and staff.
- Ensure that the facility is as hospitable to technology.
- Anticipate future technological development and plan for flexibility.
- Design a sustainable, "green" facility.

Interior Environments

- Create collaborative work environments both for and among staff, students and users.
- Create a variety of lounge environments.
- Provide comfortable meeting and gathering spaces.
- Develop spaces for inquiry, consulting and conversation.
- Provide group meeting and study rooms.
- Develop quiet zones that support contemplation.
- Plan the café's aesthetics and services in such a way that it encourages a loyal clientele.
- Place directional aids at the hub of the building.
- Provide optimum acoustics.
- Create a space for exhibiting art and faculty/student work.
- Provide natural light into as many spaces as possible.
- Upgrade architectural finishes as the budget allows.
- Design the facility to be fully-ADA-accessible.

Infrastructure

- Create a flexible facility that responds to current and future systems and functional needs.
- Comply with DFCM and University of Utah design standards.
- Respond to the seismic constraints of the site.

1.2 Site

The College of Humanities Center Phase I will be the first new facility to help shape the new quad area north of the existing Ballif Hall dormitory (to be demolished). This area is at the true heart of the University of Utah campus linking lower campus with upper

health sciences center as well as Fort Douglas to the east and President's Circle / Olpin Union to the west. Siting Phase I and II has been a collaborative process involving the College, University Facilities and Planning staff, and the programming team of Cooper Roberts Simonsen Associates and AC Martin Partners. Phase I will be built south of the Sill Center, forming the west edge of the quad. Phase II will be sited to the southeast of Phase I and create a south facing plaza between the new buildings and will form the south edge of the quad. Site work for the project will include the design of four landscape areas: the main entry plaza, two forested areas, courtyard patio and labyrinth. Related site work includes minor regrading, utility extensions, and modifications to walks, landscaping, and irrigation areas immediately around the building. There is currently no plan to fund any related on-site parking.

I.3 Project Recommendations

History and Location

The College of Humanities Center Phase I will be centrally located between the Olpin Student Union and lower campus to the west, the HPER Complex to the south, Fort Douglas-centered student housing to the east, and the Health Sciences of upper campus to the north-east. During the programming process two of three former dormitories were razed to make way for new development in this new quad area. The site is located along the major east-west HPER Mall pedestrian corridor with easy access to staff and visitor parking, the South Campus Drive TRAX station and views to the north, east and west.

Entrances/Circulation

The primary entrance to Phase I will be the centralized southeast lobby/atrium and south-facing sheltered plaza. A pedestrian path will run along the south façade of Phase I forming the southern end of the new quad, linking to the north entrance of LNCO, as well as OSH and the Olpin Union to the west and to future buildings to the east. A new pedestrian path will run along the east façade of Phase I connecting a proposed pedestrian node linking the engineering precinct with the upper campus at the north and to the College of Education, staff parking and beyond to TRAX to the south. Planning for new gateway or way-finding markers both at the intersection of the east-west path with the north LNCO entrance and visitor parking to the west, and at the intersection of the north-south path with HPER Mall to the south will enhance accessibility to the building and the College of Humanities precinct. Deliveries will be handled at the building's west edge along the LNCO service drive.

Program

Phase I will occupy an estimated 40,000 gross square feet on three main levels and a basement. The resulting net assignable area is approximately 23,500 square feet (62% efficiency). Consequently, approximately 13,900 square feet (38%) attributed to non-assignable areas. These typically consist of floor space occupied by public circulation,

such as public lobbies, and lounges, mechanical and electrical spaces, restrooms, and wall thicknesses.

The program contains four primary divisions as identified in Section 2.1 of the “Program Contents and Space Summary,” consisting of:

Department of History: 17,880 gross square feet (gsf)

Tanner Humanities Center: 12,710 gsf

International Studies: 3,194 gsf

Building Support: 3,710 gsf

Approximate Total: 37,494 gsf

Structural

The building structures in the University of Utah College of Humanities Center will be designed to satisfy all of the applicable criteria and parameters contained within the 2003 International Building Code (IBC) and ASCE 7-02. The recommended primary gravity framing for the proposed 3-story bar building would consist of composite steel wide-flange beams with concrete-topped metal deck and steel wide-flange columns, and the roof structure would consist of open web steel joists and metal roof deck. The recommended lateral system for the proposed bar building would consist of special steel moment frames in each framing direction. Moment frame construction would allow unobstructed use of exterior/interior walls and would help to maximize useable floor space. We anticipate that the classroom roof gravity systems will be comprised of open web steel joists and steel roof deck. The open web steel joists would be supported for gravity and lateral loads by masonry shear/bearing walls or steel girders and braced frames. Certain structural elements will require continuous and/or periodic special inspections during construction in accordance with IBC requirements.

A geotechnical investigation has not been completed at this time for the project. The geotechnical investigation will be required for further design. Existing fault trace maps indicate that there is an **active fault** running through the proposed site. Field verification of the location of the fault trace that appears to run through the proposed site on fault maps must be done to determine if the structure can be built on the proposed site.

Mechanical and Plumbing

The new Humanities Center Phase I will be served by a single VAV custom air handler. Chilled water will be generated by a single 100-ton water cooled chiller, with a ceramic fill cooling tower. Pre-cooling will be provided by an indirect cooling coil, using cooling tower water, and additional cooling will be provided by direct evaporative media. Preheat and reheat heating hot water will be generated from the campus high temperature hot water system, and distributed throughout the building via a variable speed pumping system. Each office will have individual temperature control and a dedicated VAV box. Ventilation rates will meet the minimum requirements of ASHRAE

62-2004 at all times. Direct digital controls for all systems will provide networking capability, user adjustment and energy efficiency. This system provides a quiet, comfortable and efficient HVAC system that meets the temperature, humidity, ventilation, plumbing, life safety and energy efficiency requirements of the University and the user.

Electrical and Technology

Electrical systems for this project shall be designed in accordance with applicable codes, standards, and guidelines. Electrical site utilities shall include medium voltage and telecommunication distribution. Power systems shall include distribution at both 208/120 V and 480/277 V. The emergency systems shall include a diesel generator, life-safety and non-essential branches, and associated distribution. Cable tray, raceways, and boxes shall be designed for telecommunication. Lighting shall comply with illumination levels and uniformity criteria of IESNA and its recommended practices. Electronic systems shall include fire alarm, security system, provision for future installation of a building card access system, clock system, and audio/visual systems for electronic classrooms and seminar rooms. Designed electrical systems shall demonstrate sustainable design.

Landscape

The Landscape treatment around the Humanities Center is critical in defining a distinctive district on campus. Site and landscape improvement should tie the proposed structures into the surrounding campus, define a sense of place, and create a series of programmed spaces for students and faculty. The layout of hardscape improvements like paths, plazas, benches, and lighting along with planting and irrigation design should work together to create beautiful and functional spaces.

The final design for the Humanities Center landscape should be closely coordinated with University officials and the Grounds Maintenance Department, to ensure that all proposed solutions are in keeping with University of Utah standards. The final site design and landscape treatments should work to enhance the long term aesthetics and sustainability of the Campus.

1.4 Project Implementation: Cost and Schedule

Cost Summary

The budget for Phase I of the College of Humanities Center has been established at \$11 million total project cost. Approximately \$7.7 million of this budget was allocated for construction costs, while \$3.3 million was allocated for so-called soft costs, including design fees, fixtures, furnishings and equipment, moving and occupancy costs, information technology, etc.

The total construction cost is estimated to be \$ 7,879,723. This is a construction cost based on 2005 dollars and escalation to the March 2007 bid date has not been factored in. The following summary outlines seven primary divisions of spending as follows:

Substructures	303,233
Shell	1,831,493
Interiors	3,468,483
Services	275,207
Equipment and Furnishings	-
Special Construction and Demolition	-
Site Work	326,090
General Conditions	496,361
Overhead and Profit	248,180
Contingency	930,676
Total	\$ 7,879,723

This program document represents the full range of needs and desires for the College of Humanities Center Phase I as expressed by the Executive and Steering Committees during the programming process. A full project cost estimate can be found in its entirety in Section 6. Because the final scope of the project must be correlated with the available budget, both must be considered together, and the scope must ultimately be adjusted to align with the budget. Pre-established priorities were used to decide what will and will not be included in the final project based on available resources available, and the relative value and necessity of proposed components.

Project Schedule

Approximate Design and Construction Schedule

Programming	August – December 2005
Architectural Design	January 2006 – February 2007
Bidding and Negotiation	March 2007
Construction	April 2007 – July 2008

I.5 Program Overview

The ensuing sections of the program document contain the program requirements. The program begins with a summary of spaces to be included in the new building, followed by graphical illustrations of adjacencies and building zoning. This information is summarized by Room Data Sheets—detailed summaries of the specific requirements for each individual type of space. A detailed Site Analysis, developed during the review of the campus “Long Range Development Plan” and site analysis and selection, includes project goals for the two phases and recommendations. The remaining sections include

descriptions of concepts and criteria that will be important to the design team, including, for example, specific requirements and standards related to building and life-safety codes along with guidelines for academic space design and structural, mechanical, and electrical engineering. The program concludes with a detailed conceptual cost estimate along with appendices containing background documents and definitions.



Program

PROGRAM

2.0 Overview of General Programming Methodology

The programming team has had the pleasure of joining the planning process with an informed and engaged client group, which had recently completed a Pre-Programming Study. This process set forth a series of priorities and planning assumptions that were confirmed and explored at greater depth. The overarching goal has been to produce a planning document (program) that will inform and guide the design and construction of Phase I of the College of Humanities Center. But the goal is much broader than this simple statement. The programming team has acknowledged the following issues to be essential to the success of the planning process:

- How a new building can support the needs of departments and programs of the College of Humanities;
- The desire to create a building to support the mission of the College of Humanities;
- What will draw people to the new building and what will bring them back again and again;
- How the building can serve as a recruitment and retention tool for faculty, staff and students;
- And most importantly, an understanding of the qualities of space and a meaningful organization that will support and enrich the college, campus and community.

The comprehensive program document will include the following elements:

- Summary – a comprehensive statement of the overarching project priorities and process;
- Site Information – a review of existing conditions, long range planning options and planning goals;
- Specific Needs – a review, analysis and evaluation of comprehensive space requirements,
- Relationships – an understanding of how services are provided and the physical relationship between spaces that can enhance opportunities for access / information / engagement / support;
- Budget – the continuous check of priorities and the bottom line;
- Schedule – a thorough understanding of long-range service needs to plan for a seamless design and construction process.

To complete the above tasks, the programming team spent a significant portion of the programming phase collecting the data required to understand the activities and spatial needs of the client group. The data gathered was both quantitative (relating to infrastructure and spaces) and qualitative (relating to environment and image). The programming team and the client have worked together to understand the constraints of site, budget, constructability, and space needs. In order to plan correctly we will also need to consider the future of existing programs, outreach needs, the evolution of academic instructional methodology, and the needs for growth.

Process

It is the philosophy of the programming team that thoughtful and deliberate collaboration make for the most comprehensive programming process. Because the planning for Phase I has been in the making for many years, it is important to consider the institutional history along with the desires expressed through meetings, surveys, site visits and personal interaction.

Over the past three years, the College of Humanities has made considerable effort to understand the strengths and deficiencies of its current operation. This information was gathered in the Pre-programming Study, and reviewed and explored in depth in this document. The preferences exhibited can be summarized as follows:

- Create a building that supports the accessibility of knowledge and the collaborative process;
- Provide varied seating options, places to see and be seen, to work in teams and individually, to build community, and to reach out to the broader University and Salt Lake City communities;

- Support the concept of sustainability in energy use and materials choices, interweaving the landscape with the architecture, plan for an elegant building full of natural light;
- Create an open and accessible circulation and a recognizable, defined zoning plan;
- Establish the Tanner Humanities Center as the “Crown Jewel” of the College;
- Expand academic instructional spaces to include lecture, seminar and group study space;
- Enhance campus connectivity and amenity availability.

2.1 Program Contents and Space Summary

The design of Phase I of the College of Humanities Center will re-locate program areas to create a more open, organized, user-focused and efficient facility. The area requirements of the program were developed and tested by the programming team in consultation with the College of Humanities Center Executive Committee and University of Utah representatives.

The proposed program contains four primary divisions (further elaborated upon in Section 2.1 – Program Contents and Space Summary) that consist of spaces for the Department of History, Tanner Humanities Center, International Studies, and building support. The proposed program states the need for 23,565 net square feet within a gross area of 37,494 square feet.

Phase I will become a hub of activity, bringing together various departments and programs, resources and services for College of Humanities faculty, staff, students and the campus visitor. In order to be successful, Phase I must become an inviting gathering place that supports research, learning, collaborative work and play, and involvement. This building provides a variety of services, each of which must be easy to access and must support the overarching planning goals. Well-designed wayfinding guides must be conveniently located for new and return building users.

The key elements to be provided for Phase I include the following:

Department of History

In planning a new area for the Department of History it was important to consider the diverse needs of research, instruction, community building, outreach and administration. Simply stated the department desired space to accommodate its growing staff, seminar-style and lecture-style instructional needs, meeting space for faculty, and space to support departmental interaction. Of course these needs are diverse and thus the planning document supports many needs within the department (i.e. administrative suite, faculty offices, instructional/meeting space) and within the building (i.e. access to other instructional spaces, including 2.3.2 Tanner Seminar Room, and group study space). In addition, it was important to note that the faculty conduct writing and research projects that require accommodations that support focused work. Student access to faculty needs to be balanced with needs for privacy and community building within the department and amongst other building occupants.

Tanner Humanities Center

The mission of the Obert C. and Grace A. Tanner Humanities Center is to promote humanistic inquiry and exchange by supporting innovative scholarly projects and by creating opportunities for interaction among scholars, students, and lifelong learners. The Center works to build a humanistic community through fellowships, colloquia and workshops, and community outreach through lectures, workshops, seminars and panel discussions. In planning space to support the Center it was important to note that there is a dedicated staff and ever changing community of Fellows. In order to encourage the yearly process of community building and support the ongoing needs of community interaction on campus a living room with an administrative suite was envisioned. In addition, supporting the lecture series meant planning for varied meeting space, including a 40-person seminar room and a 165-

person lecture hall and additional informal gathering space, including the lobby and café and an outdoor patio area.

International Studies

International Studies is an overarching title which represents Asian Studies, Latin American Studies and International Studies. These three programs are consciously interdisciplinary and require space to encourage a large number of faculty and students to build communities, while not requiring formal office space. Thus an Administrative Suite of support services was created, seminar rooms planned, as well as weaving the needs of these programs into areas titled Building Support, which included the café, group study rooms, and informal nooks.

Building Support

Because the three major building occupants have overlapping needs, and as the College of Humanities desires to create a building which will serve both building occupants and a community which includes faculty and staff housed in other buildings, students and alumni, and a broad community of learners, ample area has been programmed to suit these needs. While it is not always possible to program every nook and cranny, the spaces defined in Building Support truly do support the broader mission of the college: they provide defined areas to support the building user, including group study space, lounges and informal nooks; a café to serve pre-prepared food items and hot and cold beverages; and building systems such as restrooms, mechanical/ electrical/ communications closets and distribution rooms, delivery and custodial services.

Space Summary						
	Space Name	Units	Area	Net SF	Gross SF	% of Total

1	Department of History			11,085	17,880	47.7%
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1.1	Staff Space			6,345	10,234	27.3%
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1.1.1	Chair's Office	1	175	175	282	
1.1.2	Administrative Assistant	1	120	120	194	
1.1.3	Graduate Support Staff	1	85	85	137	
1.1.4	Development/Communications Staff	1	85	85	137	
1.1.5	Graduate/Undergrad. Advisors	2	100	200	323	
1.1.6	Receptionist	1	80	80	129	
1.1.7	Faculty Office	40	140	5,600	9,033	

1.2	Support Space			2,140	3,452	9.2%
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1.2.1	Reception	1	140	140	226	
1.2.2	Copy/Mail/Workroom	1	140	140	226	
1.2.3	Storage	1	140	140	226	
1.2.4	Faculty Lounge/Kitchenette	1	140	140	226	
1.2.5	GS/TA/Adjunct Reading & Research Rm	1	900	900	1,452	
1.2.6	Graduate Student Lounge	1	320	320	516	
1.2.7	Student Computer Lab	1	240	240	387	
1.2.8	Archeology Lab	1	120	120	194	

1.4	Academic Space			2,600	4,194	11.2%
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1.4.1	Seminar Room (Department Reserve)	2	400	800	1,290	
1.4.2	Classroom (65-Person)	1	1,800	1,800	2,903	

Space Summary						
	Space Name	Units	Area	Net SF	Gross SF	% of Total
2	Tanner Humanities Center			7,880	12,710	33.9%
2.1	Administrative Suite			2,960	4,774	12.7%
2.1.1	Academic Director	1	160	160	258	
2.1.2	Associate Director's Office	1	140	140	226	
2.1.3	Intl. Lecture Director	1	140	140	226	
2.1.4	Program/Devl. Assistant	1	140	140	226	
2.1.5	Administrative Assistant	1	120	120	194	
2.1.6	Receptionist	1	80	80	129	
2.1.7	Work Study / Assoc. Dir. Support	1	80	80	129	
	Tanner Research Fellows					
2.1.8	Internal Fellows	8	120	960	1,548	
2.1.9	Visiting Fellows	7	140	980	1,581	
2.1.10	Tanner Graduate Fellows	2	80	160	258	
2.2	Support Space			560	903	2.4%
2.2.1	Reception	1	140	140	226	
2.2.2	Copy/Mail/Workroom	1	140	140	226	
2.2.3	Kitchenette/Servery	1	140	140	226	
2.2.4	Storage	1	140	140	226	
2.3	THC Lecture & Living Space			4,360	7,033	18.8%
2.3.1	Lecture Room (165-Person)	1	3,100	3,100	5,000	
2.3.2	Seminar Room	1	800	800	1,290	
2.3.3	Tanner Living Room	1	320	320	516	
2.3.4	Chair/Table/AV Storage	1	140	140	226	

Space Summary						
	Space Name	Units	Area	Net SF	Gross SF	% of Total
3	International Studies			2,300	3,194	8.5%
3.1	Asian Studies Staff Space			240	387	1.0%
3.1.1	Director's Office	1	140	140	226	
3.1.2	Administrative Assistant/Advisor	1	100	100	161	
3.2	International Studies Staff Space			240	387	1.0%
3.2.1	Director's Office	1	140	140	226	
3.2.2	Administrative Assistant/Advisor	1	100	100	161	
3.3	Latin American Studies Staff Space			240	387	1.0%
3.3.1	Director's Office	1	140	140	226	
3.3.2	Administrative Assistant/Advisor	1	100	100	161	
3.4	Shared Staff Space			320	290	0.8%
3.4.1	Budget Officer	1	120	120	194	
3.4.2	Receptionist	1	80	80	129	
3.4.3	Work Study Stations	2	60	120	194	
3.5	Support Space			600	968	8.5%
3.5.1	Reception/Resource Room	1	140	140	226	
3.5.2	Copy/Mail/Workroom	1	140	140	226	
3.5.3	Storage	1	140	140	226	
3.5.4	Conference Room	1	180	180	290	
3.6	Academic Space			660	1,065	2.8%
3.6.1	Seminar Room (15-Person)	2	330	660	1,065	

Space Summary						
	Space Name	Units	Area	Net SF	Gross SF	% of Total
4	COH Phase 1 Building Support			2,300	3,710	9.9%
4.1	Public Space			720	1,161	3.1%
4.1.1	Lobby			included in net to gross		
4.1.2	Lounge	1	400	400	645	
4.1.3	4-Person Group Study	2	90	180	290	
4.1.4	6-Person Group Study	1	140	140	226	
4.1.5	Informal Nooks			included in net to gross		
4.2	Café			1,580	2,549	6.8%
4.2.1	Servery	1	300	300	484	
4.2.2	Storage	1	160	160	258	
4.2.3	Seating	1	1,000	1,000	1,613	
4.2.4	Vending	1	120	120	194	
4.2.5	Outdoor Courtyard					
4.3	Building Systems				-	0.0%
4.3.1	Restrooms			included in net to gross		
4.3.2	Custodial			included in net to gross		
4.3.3	Central Supplies Storage			included in net to gross		
4.3.4	Supply Distribution Closets			included in net to gross		
4.3.5	Mech/Elec/Comm			included in net to gross		

PROGRAM SUMMARY

Phase I	Net SF	Efficiency Factor	Gross SF	% of Total
1 Department of History	11,085		17,880	47.69%
2 Tanner Humanities Center	7,880		12,710	33.90%
3 International Studies	2,300		3,194	8.52%
4 Building Support	2,300		3,710	9.89%
Total	23,565	1.63 (62%)	37,494	100.00%

2.2 Recommended Adjacencies and Relationships

The adjacencies and relationships described in this section are illustrated in Section 2.3 – Conceptual Plans and Renderings.

Basement

A lower level will be provided at the west end of the south building spine and will house building support space for mechanical, electrical, plumbing and other building systems as needed.

Level One

The priority for organizing the first level of Phase I was to create a floor plan which would support the College of Humanities desire to create a vibrant public zone at the front door of the building. From this point a public stair and elevator bank provided access to the two upper levels. This entry lobby will flow into an open café seating area and be supported by a “Starbucks” type service area. In addition to indoor seating, this area will spill outdoors to the south to provide sheltered seating in a plaza area. The plaza design must anticipate the design and construction of Phase II kitty corner to the southeast of Phase I. The intersection of the two buildings falls at the intersection of the north-south and east-west pedestrian paths alongside the new North HYPR Mall Quad.

To the north of the grand public lobby a connecting spine of circulation would lead north to a 165-person lecture hall and a 65-person case-study style classroom. Along this circulation spine the programming team proposes a series of informal gathering/lounge areas interspersed among formalized group study rooms designed to seat 6 to 10. Openings into the north patio/courtyard would be provided and would allow for access to outdoor gatherings, quiet study, and access to the Seminar Room in the northwest wing and views out through the young deciduous forest and labyrinth.

Along the east-west bar of the building, continuing out from the grand public lobby is the east-west circulation spine. At the junction is the formal entry into the Tanner Humanities Center Administrative Suite, housing full-time staff, support spaces, and the Tanner Living Room. Continuing to the west, along the south side of the hall is a space to serve the needs of the History Graduate Students/Teaching Assistants Adjuncts followed by Tanner Humanities Center fellow’s offices. A exit stair at the end of the corridor provides a secondary, after-hours access point from the west. The corridor turns to the north where fellow’s offices are continued and it ends at a 40-person seminar room. This room is planned as a support space for the College and is planned to accept classes, lectures, and serve as a gallery as needed. It will take advantage of views to the northeast and provide access to the north patio/courtyard and labyrinth.

Level Two

Level Two is home to the Department of History. Off of the main public stair or elevators is the Administrative Suite for the Department. Following the east-west circulation spine leads past a small archeology lab, faculty offices and two department of history seminar rooms. Adjacent to the two-story volume of the grand entry lobby is a International Studies seminar room.

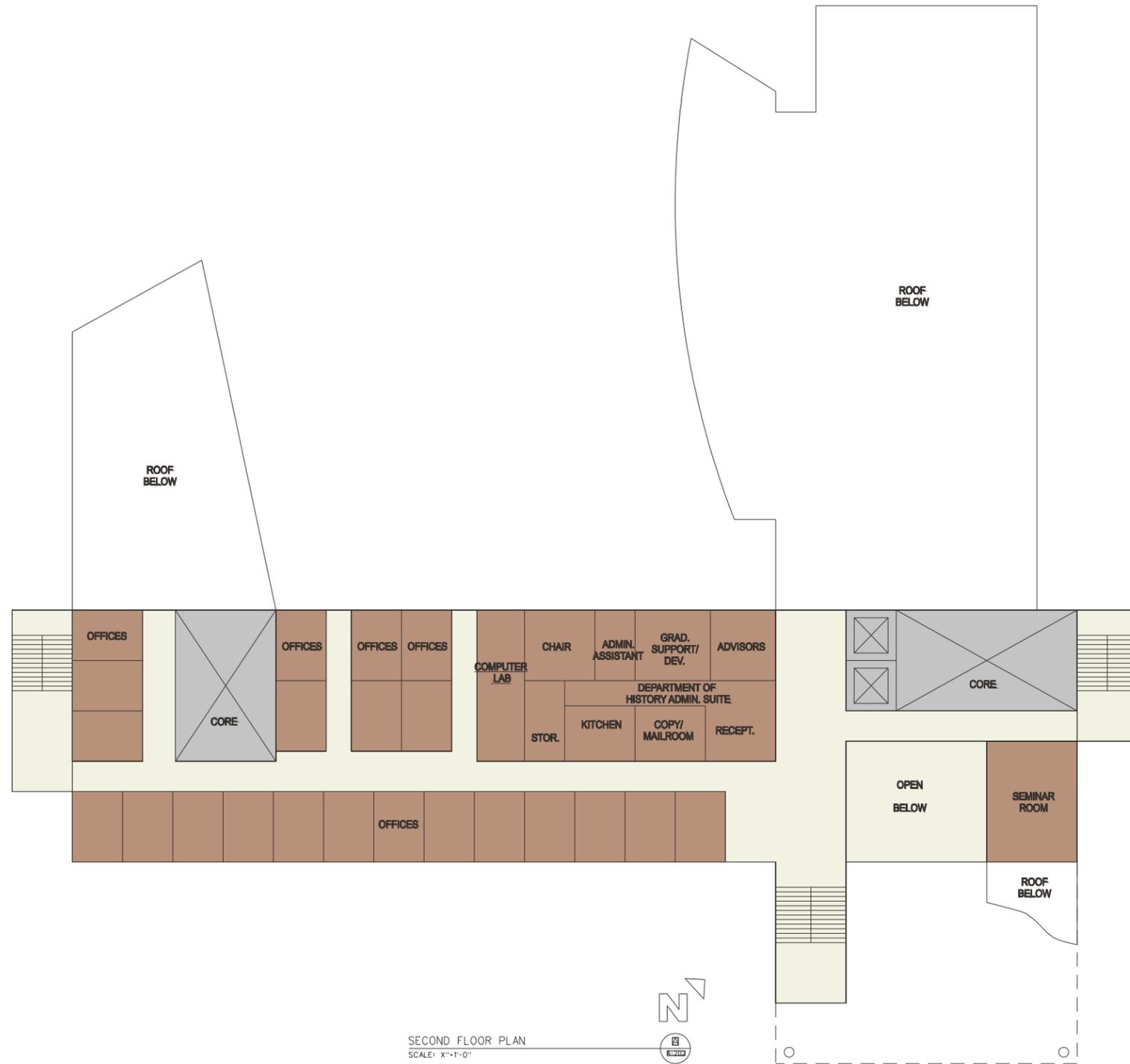
Level Three

The main lobby of level three provides access to the main public stair and elevators and to the Administrative Suite for International Studies. This suite includes staff offices, a reception/resource room, conference room, and support space. Level Three houses a continuation of faculty offices for the Department of History, down the east-west circulation spine. To the west of the third floor lobby is an International Studies seminar room.

2.3 Conceptual Plans and Renderings
(insert future renderings)



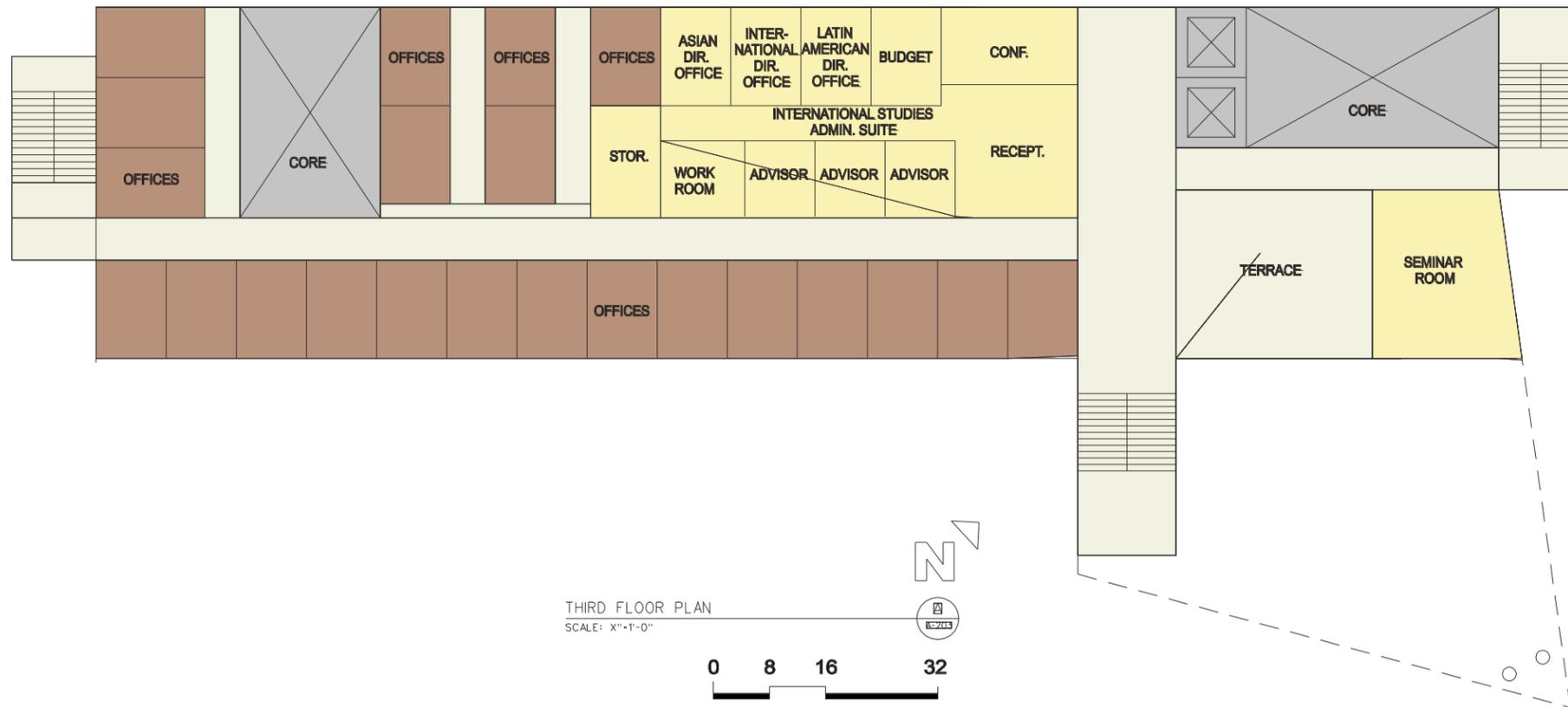
FIRST FLOOR PLAN



SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



SECOND FLOOR PLAN



THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"



THIRD FLOOR PLAN

2.4 Room Data Sheets

College of Humanities Center - Phase I

University of Utah - Program

DFCM Project No. 05196750

1.1.3 Graduate Support Staff Staff Space Department of History

IDENTIFICATION AND SIZE	Assigned Capacity:	1	Occupants
	Unassigned Capacity:	1	Guests
	Proposed ASF	85	SF

USE Activities: General office work and meeting area

Access: Staff
Frequency/Hours: 7 a.m. to 6 p.m., Monday-Friday
Adjacency: Department of History Administrative Suite
Special Requirements: Open office

CHARACTERISTICS Ceiling Height: 10' minimum
Floor Finish: Carpet-broadloom
Wall Finish: Painted gypsum board
Ceiling Treatment: Suspended acoustical lay-in panels
Acoustic Treatment: Provide absorbtive surfaces if necessary

TECHNOLOGY AV Requirements: n/a
Telephone: Speaker phone
Wire Management: Vertical wire management
Network: 1 data outlet at worksurface per wall

**MECHANICAL/
ELECTRICAL** Natural Lighting: Not required
Artificial Lighting: General ceiling lighting and task lighting
HVAC: See mechanical design criteria
Electrical: See electrical design criteria
Security: Keyed locks at systems furniture and storage
Fire Protection: Smoke detector, sprinkler, visual alarm
Plumbing: n/a

**EQUIPMENT AND
FURNISHINGS** Work Surface: 12 LF
Seating: (1) task, (1) guest
Storage: 1 pedestal file, (1) pencil drawer, (2) 2-drawer lateral file
Shelving: 8 LF open systems furnishings, 8 LF enclosed systems furnishings (flipper door)
Miscellaneous: (1) tackboard

College of Humanities Center - Phase I

University of Utah - Program

DFCM Project No. 05196750

**1.1.4 Development/Communications Staff
Staff Space
Department of History**

IDENTIFICATION AND SIZE

Assigned Capacity:	1	Occupants
Unassigned Capacity:	1	Guests
Proposed ASF	85	SF

USE

Activities: General office work and meeting area

Access: Staff

Frequency/Hours: 7 a.m. to 6 p.m., Monday-Friday

Adjacency: Department of History Administrative Suite

Special Requirements: Open office

CHARACTERISTICS

Ceiling Height: 10' minimum

Floor Finish: Carpet-broadloom

Wall Finish: Painted gypsum board

Ceiling Treatment: Suspended acoustical lay-in panels

Acoustic Treatment: Provide absorbtive surfaces if necessary

TECHNOLOGY

AV Requirements: n/a

Telephone: Speaker phone

Wire Management: Vertical wire management

Network: 1 data outlet at worksurface per wall

MECHANICAL/ELECTRICAL

Natural Lighting: Not required

Artificial Lighting: General ceiling lighting and task lighting

HVAC: See mechanical design criteria

Electrical: See electrical design criteria

Security: Keyed locks at systems furniture and storage

Fire Protection: Smoke detector, sprinkler, visual alarm

Plumbing: n/a

EQUIPMENT AND FURNISHINGS

Work Surface: 12 LF

Seating: (1) task, (1) guest

Storage: (1) pedestal file, (1) pencil drawer, (2) 2-drawer lateral file

Shelving: 8 LF open systems furnishings, 8 LF enclosed systems furnishings (flipper door)

Miscellaneous: (1) tackboard

College of Humanities Center - Phase I

University of Utah - Program

DFCM Project No. 05196750

1.1.5 **Graduate/Undergrad. Advisors**
Staff Space
Department of History

IDENTIFICATION AND SIZE	Assigned Capacity:	1	Occupants
	Unassigned Capacity:	2	Guests
	Proposed ASF	100	SF

USE Activities: General office and meeting area

Access: Staff
Frequency/Hours: 7 a.m. to 6 p.m., Monday-Friday
Adjacency: Department of History Administrative Suite
Special Requirements: Private office

CHARACTERISTICS	Ceiling Height:	10' minimum
	Floor Finish:	Carpet-broadloom
	Wall Finish:	Painted gypsum board
	Ceiling Treatment:	Suspended acoustical lay-in panels
	Acoustic Treatment:	Isolate from adjacent spaces

TECHNOLOGY	AV Requirements:	n/a
	Telephone:	Speaker phone
	Wire Management:	Vertical wire management
	Network:	1 data outlet at worksurface per wall

MECHANICAL/ELECTRICAL	Natural Lighting:	Preferred
	Artificial Lighting:	General ceiling lighting and task lighting
	HVAC:	See mechanical design criteria
	Electrical:	See electrical design criteria
	Security:	Keyed lock
	Fire Protection:	Smoke detector, sprinkler, visual alarm
Plumbing:	n/a	

EQUIPMENT AND FURNISHINGS	Work Surface:	10 LF, (1) 5' oval conference table
	Seating:	(1) task, (2) guest
	Storage:	(1) 4-drawer lateral file, (1) pedestal file, (1) pencil drawer,
	Shelving:	8 LF enclosed systems furnishings (flipper doors)
	Equipment:	(1) 3'x5' tackboard

College of Humanities Center - Phase I

University of Utah - Program

DFCM Project No. 05196750

1.1.7d **Faculty Office D**
Staff Space
Department of History

IDENTIFICATION AND SIZE	Assigned Capacity:	1	Occupants
	Unassigned Capacity:	2	Guests
	Proposed ASF	140	SF

USE Activities: General office work and meeting area

Access: Staff
Frequency/Hours: 7 a.m. to 6 p.m., Monday-Friday
Adjacency: Department of History Faculty Offices
Special Requirements: Private office

CHARACTERISTICS Ceiling Height: 10' minimum
Floor Finish: Carpet-broadloom
Wall Finish: Painted gypsum board and glazed transom
Ceiling Treatment: Suspended acoustical lay-in panels
Acoustic Treatment: Isolate from adjacent spaces

TECHNOLOGY AV Requirements: n/a
Telephone: Speaker phone
Wire Management: Vertical wire management
Network: 1 data outlet at worksurface per wall

MECHANICAL/ELECTRICAL Natural Lighting: Preferred
Artificial Lighting: General ceiling lighting and task lighting
HVAC: See mechanical design criteria
Electrical: See electrical design criteria
Security: Keyed lock
Fire Protection: Smoke detector, sprinkler, visual alarm
Plumbing: n/a

EQUIPMENT AND FURNISHINGS Work Surface: 16 LF
Seating: (1) task, (2) guest
Storage: (1) pedestal file, (1) pencil drawer, (1) 2-drawer lateral file
Shelving: 22 LF @ 9' high, 5 LF @ 5' high, all fully adjustable

College of Humanities Center - Phase I

University of Utah - Program

DFCM Project No. 05196750

1.2.1 **Reception**
Support Space
Department of History

IDENTIFICATION AND SIZE	Assigned Capacity:	0	Occupants
	Unassigned Capacity:	4	Guests
	Proposed ASF	140	SF

USE

Activities: Waiting area

Access: Public

Frequency/Hours: 7 a.m. to 6 p.m., Monday-Friday

Adjacency: 1.1.6 Receptionist

Special Requirements: Open to 1.1.6 Receptionist, glazed openings adjacent to public corridor

CHARACTERISTICS

Ceiling Height: 10' minimum

Floor Finish: Carpet-broadloom

Wall Finish: Painted gypsum board and glazed side light

Ceiling Treatment: Painted gypsum board and suspended acoustical tile

Acoustic Treatment: Provide absorptive surfaces if necessary

TECHNOLOGY

AV Requirements: n/a

Telephone: Speaker phone

Wire Management: Vertical wire management

Network: (1) data outlet

MECHANICAL/ELECTRICAL

Natural Lighting: Not required

Artificial Lighting: General ceiling lighting and pendants

HVAC: See mechanical design criteria

Electrical: See electrical design criteria

Security: Keyed lock

Fire Protection: Smoke detector, sprinkler, visual alarm

Plumbing: n/a

EQUIPMENT AND FURNISHINGS

Storage: (1) 4-drawer lateral file, (1) 2-drawer lateral file

Seating: (4) lounge chairs

Miscellaneous: (1) coffee table

 (1) magazine rack

College of Humanities Center - Phase I

University of Utah - Program

DFCM Project No. 05196750

**1.2.2 Copy/Mail/Workroom
Support Space
Department of History**

IDENTIFICATION AND SIZE Assigned Capacity: 0 Occupants
Unassigned Capacity: 3 Guests
Proposed ASF 140 SF

USE Activities: Office support, copy area and secure file storage

Access: Staff
Frequency/Hours: 7 a.m. to 6 p.m., Monday-Friday
Adjacency: Department of History Administrative Suite
Special Requirements: Enclosed room

CHARACTERISTICS Ceiling Height: 10' minimum
Floor Finish: Linoleum
Wall Finish: Painted gypsum board
Ceiling Treatment: Suspended acoustical lay-in panels
Acoustic Treatment: Isolate from adjacent spaces

TECHNOLOGY AV Requirements: n/a
Telephone: Speaker phone
Wire Management: Vertical wire management
Network: (2) data outlets at worksurface per wall

MECHANICAL/ELECTRICAL Natural Lighting: None
Artificial Lighting: Indirect fluorescent and task lighting at worksurface
HVAC: See mechanical design criteria
Electrical: See electrical design criteria
Security: Keyed lock
Fire Protection: Smoke detector, sprinkler, visual alarm
Plumbing: n/a

EQUIPMENT AND FURNISHINGS Work Surface: 8 LF
Storage: (1) 3'x6' enclosed metal cabinet, (2) 4-drawer lateral file, (80) 3"x10"x12" mailslots
Shelving: 8 LF base and wall cabinet
Equipment: (1) copy machine, (1) fax, (1) printer, (1) color printer, (2) recycling bins,
Miscellaneous: (1) paper shredder
(2) 3'x5' tackboard

College of Humanities Center - Phase I

University of Utah - Program

DFCM Project No. 05196750

1.2.3

Storage Support Space Department of History

IDENTIFICATION AND SIZE

Assigned Capacity:	1	Occupants
Unassigned Capacity:	1	Guests
Proposed ASF	140	SF

USE

Activities: Secure file storage

Access: Staff

Frequency/Hours: 7 a.m. to 6p.m., Monday-Friday

Adjacency: Department of History Administrative Suite

Special Requirements: Enclosed room

CHARACTERISTICS

Ceiling Height:	10' minimum
Floor Finish:	Linoleum
Wall Finish:	Painted gypsum board
Ceiling Treatment:	Exposed structure
Acoustic Treatment:	Isolate from adjacent spaces

TECHNOLOGY

AV Requirements:	n/a
Telephone:	n/a
Wire Management:	n/a
Network:	n/a

MECHANICAL/ ELECTRICAL

Natural Lighting:	None
Artificial Lighting:	Direct fluorescent
HVAC:	See mechanical design criteria
Electrical:	See electrical design criteria
Security:	Keyed lock
Fire Protection:	Smoke detector, sprinkler, visual alarm
Plumbing:	n/a

EQUIPMENT AND FURNISHINGS

Storage:	(2) 4-drawer lateral files (lockable)
Shelving:	60 lf, 24" deep, adjustable shelving (heavy duty)

College of Humanities Center - Phase I

University of Utah - Program

DFCM Project No. 05196750

1.2.4 Faculty Lounge/Kitchenette Support Space Department of History

IDENTIFICATION AND SIZE	Assigned Capacity:	0	Occupants
	Unassigned Capacity:	8	Guests
	Proposed ASF	140	SF

USE Activities: Catering prep

Access: Staff
Frequency/Hours: 7 a.m. to 6 p.m., Monday-Friday
Adjacency: Department of History Administrative Suite
Special Requirements: Enclosed room

CHARACTERISTICS Ceiling Height: 10' minimum
Floor Finish: VCT
Wall Finish: Painted gypsum board
Ceiling Treatment: Suspended acoustical lay-in panels
Acoustic Treatment: Isolate from adjacent spaces

TECHNOLOGY AV Requirements: n/a
Telephone: Speaker phone, wall mounted
Wire Management: Vertical wire management
Network: Data port

**MECHANICAL/
ELECTRICAL** Natural Lighting: Not required
Artificial Lighting: Indirect fluorescent
HVAC: See mechanical design criteria
Electrical: See electrical design criteria
Security: Keyed lock
Fire Protection: Smoke detector, sprinkler, visual alarm
Plumbing: Hot and cold water at sink and dishwasher, garbage disposal

**EQUIPMENT AND
FURNISHINGS** Work Surface: (1) 5' round table
Seating: (4) guest, (4) bar stools
Shelving: 8 LF base, 5 LF wall cabinet, 12 LF wall-mounted bar, 8 LF publications rack
Equipment: (1) refrigerator
Miscellaneous: (2) 3'x5' tackboard

College of Humanities Center - Phase I

University of Utah - Program

DFCM Project No. 05196750

**1.2.5 Graduate Student Lounge
Support Space
Department of History**

IDENTIFICATION AND SIZE	Assigned Capacity:	0	Occupants
	Unassigned Capacity:	14	Guests
	Proposed ASF	320	SF

USE Activities: Social gathering area for Department of History graduate students.

Access: Staff
Frequency/Hours: 7 a.m. to 6 p.m., Monday-Friday
Adjacency: 1.2.6 TA/GS/Adjunct Reading & Research Room
Special Requirements: Enclosed room

CHARACTERISTICS Ceiling Height: 10' minimum
Floor Finish: Carpet-broadloom
Wall Finish: Painted gypsum board and glazed side light
Ceiling Treatment: Suspended acoustical lay-in panels
Acoustic Treatment: STC 40-45

TECHNOLOGY AV Requirements: Cable drop
Telephone: Speaker phone
Wire Management: Vertical wire management
Network: (2) data outlets at perimeter walls

**MECHANICAL/
ELECTRICAL** Natural Lighting: Not required
Artificial Lighting: General ceiling lighting and task lighting
HVAC: See mechanical design criteria
Electrical: See electrical design criteria
Security: Card key access
Fire Protection: Smoke detector, sprinkler, visual alarm
Plumbing: n/a

**EQUIPMENT AND
FURNISHINGS** Work Surface: (1) 5' oval conference table on casters, (2) coffee table
Seating: (6) task, (2) upholstered armchairs, (3) upholstered loveseats
Miscellaneous: (1) 3'x5' tackboards, (1) 3'x5' white board

College of Humanities Center - Phase I

University of Utah - Program

DFCM Project No. 05196750

1.2.6 TAGS/Adjunct Reading & Research Room
Support Space
Department of History

IDENTIFICATION AND SIZE

Assigned Capacity:	0	Occupants
Unassigned Capacity:	24	Guests
Proposed ASF	900	SF

USE

Activities: Reading and Study Space

Access: Staff
 Frequency/Hours: 7 a.m to 6 p.m., Monday-Friday
 Adjacency: Public corridor and Lounge area
 Special Requirements: Enclosed Space

CHARACTERISTICS

Ceiling Height: 10' minimum
 Floor Finish: Carpet-broadloom
 Wall Finish: Painted gypsum board
 Ceiling Treatment: Suspended acoustical lay-in panels
 Acoustic Treatment: Isolate from adjacent spaces

TECHNOLOGY

AV Requirements: n/a
 Telephone: Speaker phone
 Wire Management: Both vertical and horizontal wire management
 Network: Data port

MECHANICAL/ELECTRICAL

Natural Lighting: Not required
 Artificial Lighting: General ceiling lighting and task lighting
 HVAC: See mechanical design criteria
 Electrical: See electrical design criteria
 Security: Keyed lock at each room
 Fire Protection: Smoke detector, sprinkler, visual alarm
 Plumbing: n/a

EQUIPMENT AND FURNISHINGS

Work Surface: 12 LF, (2) 3'x6' reading tables, (8) 5' desk carrols, (1) 5' oval on casters
 Seating: (24) task chairs
 Storage: (20) 18"x18"x18" Adjunct and graduate student lockers, (20) 18"x36"x18" TA lockers.

College of Humanities Center - Phase I

University of Utah - Program

DFCM Project No. 05196750

1.2.7 **Student Computer Lab**
Support Space
Department of History

IDENTIFICATION AND SIZE	Assigned Capacity:	0	Occupants
	Unassigned Capacity:	8	Guests
	Proposed ASF	240	SF

USE Activities: Open access student computer lab

Access:	Staff/Students
Frequency/Hours:	7 a.m. to 6 p.m., Monday-Friday
Adjacency:	Public corridor and lounge area
Special Requirements:	Enclosed room

CHARACTERISTICS	Ceiling Height:	10' minimum
	Floor Finish:	Carpet-broadloom
	Wall Finish:	Painted gypsum board
	Ceiling Treatment:	Suspended acoustical lay-in panels
	Acoustic Treatment:	Isolate from adjacent spaces

TECHNOLOGY	AV Requirements:	n/a
	Telephone:	Speaker phone, wall mounted
	Wire Management:	Vertical wire management
	Network:	10 outlets

MECHANICAL/ELECTRICAL	Natural Lighting:	None
	Artificial Lighting:	General ceiling lighting and task lighting
	HVAC:	See mechanical design criteria
	Electrical:	See electrical design criteria
	Security:	Card key access
	Fire Protection:	Smoke detector, sprinkler, visual alarm
Plumbing:	n/a	

EQUIPMENT AND FURNISHINGS	Work Surface:	32 LF
	Seating:	(8) task
	Equipment:	(1) printer

College of Humanities Center - Phase I

University of Utah - Program

DFCM Project No. 05196750

1.2.8 **Archeology Lab**
Support Space
Department of History

IDENTIFICATION AND SIZE	Assigned Capacity:	0	Occupants
	Unassigned Capacity:	4	Guests
	Proposed ASF	120	SF

USE Activities: Work on computers

Access: Staff/Students
Frequency/Hours: 7 a.m. to 6 p.m., Monday-Friday
Adjacency: Department of History area
Special Requirements: Enclosed room

CHARACTERISTICS	Ceiling Height:	10' minimum
	Floor Finish:	Carpet-broadloom
	Wall Finish:	Painted gypsum board
	Ceiling Treatment:	Suspended acoustical lay-in panels
	Acoustic Treatment:	Isolate from adjacent spaces

TECHNOLOGY	AV Requirements:	n/a
	Telephone:	Speaker phone
	Wire Management:	Vertical wire management
	Network:	(1) data outlet per staff worksurface

MECHANICAL/ELECTRICAL	Natural Lighting:	None
	Artificial Lighting:	General ceiling lighting and task lighting
	HVAC:	See mechanical design criteria
	Electrical:	See electrical design criteria
	Security:	Card key access
	Fire Protection:	Smoke detector, sprinkler, visual alarm
Plumbing:	n/a	

EQUIPMENT AND FURNISHINGS	Work Surface:	24 LF
	Seating:	(4) task
	Storage:	(1) 3'x6' metal cabinet with lockable shelves
	Shelving:	14 LF open, adjustable

College of Humanities Center - Phase I

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DFCM Project No. 05196750

1.3.1 Seminar Rooms - Department Reserve (2 @ 400 sf)
Academic Space
Department of History

IDENTIFICATION AND SIZE

Assigned Capacity:	0	Occupants
Unassigned Capacity:	16	Guests
Proposed ASF	400	SF

USE

Activities: Meeting and lecture room

Access: Staff/Students

Frequency/Hours: 7 a.m. to 6 p.m., Monday-Friday

Adjacency: Public lobby

Special Requirements: Enclosed room, upgraded finishes

CHARACTERISTICS

Ceiling Height: 10' minimum

Floor Finish: Carpet-broadloom

Wall Finish: Painted gypsum board

Ceiling Treatment: Suspended acoustical lay-in panels

Acoustic Treatment: Isolate from adjacent spaces

TECHNOLOGY

AV Requirements: Television, LCD projector, DVD/VCR, projection screen (16')

Telephone: Speaker phone, wall mounted

Wire Management: Vertical wire management

Network: Data port

MECHANICAL/ELECTRICAL

Natural Lighting: Not required

Artificial Lighting: Indirect fluorescent

HVAC: See mechanical design criteria

Electrical: See electrical design criteria

Security: Keyed lock

Fire Protection: Smoke detector, sprinkler, visual alarm

Plumbing: n/a

EQUIPMENT AND FURNISHINGS

Work Surface: (8) 2'x4'x6" tables, folding

Seating: (16) task

Shelving: 22 LF bookcase (6' high)

Miscellaneous: (2) 5' white boards, (1) 8' projection screen

College of Humanities Center - Phase I

University of Utah - Program

DFCM Project No. 05196750

2.1.1 Academic Director's Office
Staff Space
Tanner Humanities Center

IDENTIFICATION AND SIZE

Assigned Capacity:	1	Occupants
Unassigned Capacity:	4	Guests
Proposed ASF	175	SF

USE

Activities: General office work and meeting area

Access: Staff

Frequency/Hours: 7 a.m. to 6 p.m., Monday-Friday

Adjacency: Tanner Humanities Center Administrative Suite

Special Requirements: Private office, upgraded finishes

CHARACTERISTICS

Ceiling Height: 10' minimum

Floor Finish: Carpet-broadloom

Wall Finish: Painted gypsum board and glazed side light

Ceiling Treatment: Gypsum board, acoustical lay-in panels

Acoustic Treatment: Isolate from adjacent spaces

TECHNOLOGY

AV Requirements: n/a

Telephone: Speaker phone

Wire Management: Vertical wire management

Network: 1 data outlet at worksurface per wall

MECHANICAL/ELECTRICAL

Natural Lighting: Required

Artificial Lighting: General ceiling lighting and task lighting

HVAC: See mechanical design criteria

Electrical: See electrical design criteria

Security: Keyed lock

Fire Protection: Smoke detector, sprinkler, visual alarm

Plumbing: n/a

EQUIPMENT AND FURNISHINGS

Work Surface: 15 LF, (1) 5' oval conference table on casters

Seating: (1) task, (4) guest

Storage: (2) 2-drawer lateral files, (1) pencil drawer, (1) coat rack

Shelving: 14 LF @ 9' high, 8 LF open systems furnishings, 8 LF enclosed systems furnishings (flipper doors)

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University of Utah - Program

DFCM Project No. 05196750

2.1.2 Associate Director's Office Staff Space Tanner Humanities Center

IDENTIFICATION AND SIZE	Assigned Capacity:	1	Occupants
	Unassigned Capacity:	2	Guests
	Proposed ASF	140	SF

USE Activities: General office work and meeting area

Access: Staff
Frequency/Hours: 7 a.m. to 6 p.m., Monday-Friday
Adjacency: Tanner Humanities Center Administrative Suite
Special Requirements: Private office, upgraded finishes

CHARACTERISTICS Ceiling Height: 10' minimum
Floor Finish: Carpet-broadloom
Wall Finish: Painted gypsum board and glazed side light
Ceiling Treatment: Painted gypsum board and suspended acoustical tile
Acoustic Treatment: Isolate from adjacent spaces

TECHNOLOGY AV Requirements: n/a
Telephone: Speaker phone
Wire Management: Vertical wire management
Network: 1 data outlet at worksurface per wall

MECHANICAL/ELECTRICAL Natural Lighting: Preferred
Artificial Lighting: General ceiling lighting and task lighting
HVAC: See mechanical design criteria
Electrical: See electrical design criteria
Security: Keyed lock
Fire Protection: Smoke detector, sprinkler, visual alarm
Plumbing: n/a

EQUIPMENT AND FURNISHINGS Work Surface: 15 LF, (1) 5' oval conference table on casters
Seating: (1) task, (2) guest
Storage: (2) 2-drawer lateral files, (1) 4-drawer lateral file, (1) pencil drawer, (1) coat rack
Shelving: 8 LF open systems furnishings, 8 LF enclosed systems furnishings (flipper doors)

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University of Utah - Program

DFCM Project No. 05196750

2.1.3 International Tanner Lectures Director Staff Space Tanner Humanities Center

IDENTIFICATION AND SIZE	Assigned Capacity:	1	Occupants
	Unassigned Capacity:	2	Guests
	Proposed ASF	140	SF

USE Activities: General office work and meeting area

Access: Staff
Frequency/Hours: 7 a.m. to 6 p.m., Monday-Friday
Adjacency: Tanner Humanities Center Administrative Suite
Special Requirements: Private office, upgraded finishes

CHARACTERISTICS Ceiling Height: 10' minimum
Floor Finish: Carpet-broadloom
Wall Finish: Painted gypsum board and glazed side light
Ceiling Treatment: Gypsum board, acoustical lay-in panels
Acoustic Treatment: Isolate from adjacent spaces

TECHNOLOGY AV Requirements: n/a
Telephone: Speaker phone
Wire Management: Vertical wire management
Network: 1 data outlet at worksurface per wall

**MECHANICAL/
ELECTRICAL** Natural Lighting: Preferred
Artificial Lighting: General ceiling lighting and task lighting
HVAC: See mechanical design criteria
Electrical: See electrical design criteria
Security: Keyed lock
Fire Protection: Smoke detector, sprinkler, visual alarm
Plumbing: n/a

**EQUIPMENT AND
FURNISHINGS** Work Surface: 15 LF, (1) 5' oval conference table on casters
Seating: (1) task, (2) guest
Storage: (2) 2-drawer lateral files, (1) pencil drawer, (1) coat rack
Shelving: 8 LF open systems furnishings, 8 LF enclosed systems furnishings (flipper doors)

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University of Utah - Program

DFCM Project No. 05196750

**2.1.6 Receptionist
Staff Space
Tanner Humanities Center**

IDENTIFICATION AND SIZE
Assigned Capacity: 1 Occupants
Unassigned Capacity: 1 Guests
Proposed ASF 80 SF

USE
Activities: Waiting area

Access: Public
Frequency/Hours: 7 a.m. to 6 p.m., Monday-Friday
Adjacency: Tanner Humanities Center Administrative Suite
Special Requirements: Open office, upgraded finishes

CHARACTERISTICS
Ceiling Height: 10' minimum
Floor Finish: Carpet-broadloom
Wall Finish: Painted gypsum board
Ceiling Treatment: Gypsum board, acoustical lay-in panels
Acoustic Treatment: Provide absorbtive surfaces if necessary

TECHNOLOGY
AV Requirements: n/a
Telephone: Speaker phone
Wire Management: Vertical wire management
Network: (2) data outlets at worksurface per wall

MECHANICAL/ELECTRICAL
Natural Lighting: Not required
Artificial Lighting: General ceiling lighting and task lighting
HVAC: See mechanical design criteria
Electrical: See electrical design criteria
Security: Keyed locks at systems furniture and storage
Fire Protection: Smoke detector, sprinkler, visual alarm
Plumbing: n/a

EQUIPMENT AND FURNISHINGS
Work Surface: 8 LF
Seating: (1) task, (1) guest
Storage: (1) 2-drawer lateral file, (1) pedestal, (1) pencil drawer
Shelving: 8 LF open systems furnishings, 8 LF enclosed systems furnishings (flipper doors)

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**2.1.7 Work Study/ Associate Director Support
Staff Space
Tanner Humanities Center**

IDENTIFICATION AND SIZE Assigned Capacity: 2 Occupants
Unassigned Capacity: 1 Guests
Proposed ASF 160 SF

USE Activities: General office work and meeting area

Access: Staff
Frequency/Hours: 7 a.m. to 6 p.m., Monday-Friday
Adjacency: Tanner Humanities Center Administrative Suite
Special Requirements: Open office, upgraded finishes

CHARACTERISTICS Ceiling Height: 10' minimum
Floor Finish: Carpet-broadloom
Wall Finish: Painted gypsum board
Ceiling Treatment: Gypsum board, acoustical lay-in panels
Acoustic Treatment: Provide absorbtive surfaces if necessary

TECHNOLOGY AV Requirements: n/a
Telephone: Speaker phone
Wire Management: Vertical wire management
Network: Data port

MECHANICAL/ELECTRICAL Natural Lighting: Not required
Artificial Lighting: General ceiling lighting and task lighting
HVAC: See mechanical design criteria
Electrical: See electrical design criteria
Security: Keyed locks at systems furniture and storage
Fire Protection: Smoke detector, sprinkler, visual alarm
Plumbing: n/a

EQUIPMENT AND FURNISHINGS Work Surface: 16 LF
Seating: (2) task, (1) guest
Storage: (2) pedestal files, (2) pencil drawers, (1) 2-drawer lateral file
Shelving: 16 LF enclosed systems furnishings (flipper door)

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2.1.8 Internal Fellows (8 offices @ 120sf)
Administrative Suite
Tanner Humanities Center

IDENTIFICATION AND SIZE

Assigned Capacity:	1	Occupants
Unassigned Capacity:	1	Guests
Proposed ASF	120	SF

USE

Activities: General office work and meeting area

Access: Staff
 Frequency/Hours: 7 a.m. to 6 p.m., Monday-Friday
 Adjacency: THC Fellow Offices, THC Living Room
 Special Requirements: Private office

CHARACTERISTICS

Ceiling Height: 10' minimum
 Floor Finish: Carpet-broadloom
 Wall Finish: Painted gypsum board and glazed transom
 Ceiling Treatment: Suspended acoustical lay-in panels
 Acoustic Treatment: Provide absorbtive surfaces if necessary

TECHNOLOGY

AV Requirements: n/a
 Telephone: Speaker phone
 Wire Management: Vertical wire management
 Network: 1 data outlet at worksurface per wall

MECHANICAL/ELECTRICAL

Natural Lighting: Required
 Artificial Lighting: General ceiling lighting and task lighting
 HVAC: See mechanical design criteria
 Electrical: See electrical design criteria
 Security: Keyed lock at each room
 Fire Protection: Smoke detector, sprinkler, visual alarm
 Plumbing: n/a

EQUIPMENT AND FURNISHINGS

Work Surface: 13 LF, (1) small side table
 Seating: (1) task, (1) lounge chair with footstool
 Storage: (1) 2-drawer lateral file, (1) pedestal file
 Shelving: 7 LF open systems furniture, 7 LF enclosed systems furniture (flipper door)

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University of Utah - Program

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**2.2.1 Reception
Staff Space
Tanner Humanities Center**

IDENTIFICATION AND SIZE	Assigned Capacity:	0	Occupants
	Unassigned Capacity:	4	Guests
	Proposed ASF	140	SF

USE	Activities:	Guest reception and waiting area	
	Access:	Staff/Public	
	Frequency/Hours:	7 a.m. to 6 p.m., Monday-Friday	
	Adjacency:	THC Administrative Suite, 2.1.6 Receptionist, Lobby	
	Special Requirements:	Enclosed room open to 2.1.6 Receptionist, upgraded finishes	

CHARACTERISTICS	Ceiling Height:	10' minimum	
	Floor Finish:	Carpet-broadloom	
	Wall Finish:	Painted gypsum board and glazed side light	
	Ceiling Treatment:	Painted gypsum board	
	Acoustic Treatment:	Provide absorbtive surfaces if necessary	

TECHNOLOGY	AV Requirements:	n/a	
	Telephone:	Speaker phone	
	Wire Management:	Vertical wire management	
	Network:	Data port	

MECHANICAL/ ELECTRICAL	Natural Lighting:	Not required	
	Artificial Lighting:	General ceiling lighting and task lighting	
	HVAC:	See mechanical design criteria	
	Electrical:	See electrical design criteria	
	Security:	Keyed lock	
	Fire Protection:	Smoke detector, sprinkler, visual alarm	
Plumbing:	n/a		

EQUIPMENT AND FURNISHINGS	Work Surface:	(2) side tables, (1) coffee table	
	Seating:	(4) upholstered lounge chairs	

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**2.2.2 Copy/Mail/Workroom
Staff Space
Tanner Humanities Center**

IDENTIFICATION AND SIZE Assigned Capacity: 0 Occupants
 Unassigned Capacity: 3 Guests
 Proposed ASF 140 SF

USE Activities: Copy and work area

 Access: Staff
 Frequency/Hours: 7 a.m.to 6 p.m., Monday-Friday
 Adjacency: THC Administrative Suite, THC Living Room
 Special Requirements: Enclosed area

CHARACTERISTICS Ceiling Height: 10' minimum
 Floor Finish: Linoleum
 Wall Finish: Painted gypsum board
 Ceiling Treatment: Suspended acoustical lay-in panels
 Acoustic Treatment: Isolate from adjacent spaces

TECHNOLOGY AV Requirements: n/a
 Telephone: Telephone jack
 Wire Management: Vertical wire management
 Network: Data port

MECHANICAL/ELECTRICAL Natural Lighting: Not required
 Artificial Lighting: Indirect flourescent and task lighting at worksurface
 HVAC: See mechanical design criteria
 Electrical: See electrical design criteria
 Security: Keyed lock
 Fire Protection: Smoke detector, sprinkler, visual alarm
 Plumbing: n/a

EQUIPMENT AND FURNISHINGS Cabinets: 9 LF base cabinet, PLam finish
 14 LF wall cabinet, PLam finish
 30 mail slots (accessible from Living Room)
 Storage: (2) 4-drawer lateral files
 Equipment: (1) copy machine, (1) fax machine, (1) postage machine,
 (1) color printer

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2.2.3 Kitchenette/Servery Support Space Tanner Humanities Center

IDENTIFICATION AND SIZE	Assigned Capacity:	0	Occupants
	Unassigned Capacity:	3	Guests
	Proposed ASF	140	SF

USE Activities: Food preparation

Access: Staff
Frequency/Hours: 7 a.m. to 6 p.m., Monday-Friday
Adjacency: THC Living Room
Special Requirements: Closed area with access to public corridor

CHARACTERISTICS Ceiling Height: 10' minimum
Floor Finish: Linoleum
Wall Finish: Painted gypsum board
Ceiling Treatment: Suspended acoustical lay-in panels
Acoustic Treatment: Isolate from adjacent spaces

TECHNOLOGY AV Requirements: n/a
Telephone: Speaker phone, wall mounted
Wire Management: Vertical wire management
Network: Data port

MECHANICAL/ELECTRICAL Natural Lighting: Not required
Artificial Lighting: Indirect fluorescent and task lighting at worksurface
HVAC: See mechanical design criteria
Electrical: See electrical design criteria
Security: Keyed lock
Fire Protection: Smoke detector, sprinkler, visual alarm
Plumbing: Hot and cold water at sink and dishwasher, garbage disposal

EQUIPMENT AND FURNISHINGS Cabinets: 14 LF base cabinet, stainless steel counter, opening for dishwasher, 14 LF wall cabinet, PLam finish
Equipment: (1) refrigerator, (1) dishwasher

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**2.2.4 Storage
Support Space
Tanner Humanities Center**

IDENTIFICATION AND SIZE	Assigned Capacity:	0	Occupants
	Unassigned Capacity:	1	Guests
	Proposed ASF	140	SF

USE Activities: Storage

Access: Staff
 Frequency/Hours: 7 a.m to 6 p.m., Monday-Friday
 Adjacency: THC Administrative Suite
 Special Requirements: Enclosed room

CHARACTERISTICS

Ceiling Height:	10' minimum
Floor Finish:	Linoleum
Wall Finish:	Painted gypsum board
Ceiling Treatment:	Suspended acoustical lay-in panels
Acoustic Treatment:	Isolate from adjacent spaces

TECHNOLOGY

AV Requirements:	n/a
Telephone:	n/a
Wire Management:	n/a
Network:	n/a

MECHANICAL/ELECTRICAL

Natural Lighting:	Not required
Artificial Lighting:	Indirect fluorescent
HVAC:	See mechanical design criteria
Electrical:	See electrical design criteria
Security:	Keyed lock
Fire Protection:	Smoke detector, sprinkler, visual alarm
Plumbing:	n/a

EQUIPMENT AND FURNISHINGS

Storage:	(1) 4-drawer lateral file (lockable)
Wall Mount:	(60) lf, 24" deep adjustable height (heavy duty)
Shelving:	
Electronics:	

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**2.3.2 Seminar Room
THC Lecture and Living Space
Tanner Humanities Center**

IDENTIFICATION AND SIZE	Assigned Capacity:	1	Occupants
	Unassigned Capacity:	36	Guests
	Proposed ASF	800	SF
USE	Activities:	Meeting and lecture area	
	Access:	Staff/Students	
	Frequency/Hours:	7 a.m. to 6 p.m., Monday-Friday	
	Adjacency:	Tanner Humanities Center, North courtyard	
	Special Requirements:	Enclosed room, tackable wall surface adjacent to white boards	
CHARACTERISTICS	Ceiling Height:	10' minimum	
	Floor Finish:	Carpet-broadloom	
	Wall Finish:	Painted gypsum board	
	Ceiling Treatment:	Gypsum board, acoustical lay-in panels	
	Acoustic Treatment:	STC 40-45	
TECHNOLOGY	AV Requirements:	LCD projector, projection screen, DVD/VCR at podium	
	Telephone:	Speaker phone adjacent to podium	
	Wire Management:	Vertical wire management	
	Network:	Data port	
MECHANICAL/ ELECTRICAL	Natural Lighting:	Required	
	Artificial Lighting:	Indirect fluorescent with scene control, incandescent cans, track for art	
	HVAC:	See mechanical design criteria	
	Electrical:	See electrical design criteria	
	Security:	Keyed lock	
	Fire Protection:	Smoke detector, sprinkler, visual alarm	
	Plumbing:	n/a	
EQUIPMENT AND FURNISHINGS	Work Surface:	(15) 5' folding tables	
	Seating:	(49) stackable chairs, upholstered seats (4) upholstered tablet armchairs	
	Cabinets:	12 LF base cabinet, wood finish 12 LF wall cabinet, wood finish	
	Miscellaneous:	(1) podium (2) 4'x8' whiteboards (1) 8 LF projection screen	

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2.3.3 **Tanner Living Room** **THC Lecture and Living Space** **Tanner Humanities Center**

IDENTIFICATION AND SIZE	Assigned Capacity:	0	Occupants
	Unassigned Capacity:	21	Guests
	Proposed ASF	320	SF

USE Activities: Meeting area

Access: Staff/Tanner Fellows
Frequency/Hours: 7 a.m. to 6 p.m., Monday-Friday
Adjacency: THC Administrative Suite
Special Requirements: Enclosed room, access to staff mailboxes in 2.2.2 Copy/Mail/Workroom, 12' upholstered window seat

CHARACTERISTICS Ceiling Height: 10' minimum
Floor Finish: Carpet-broadloom
Wall Finish: Painted gypsum board
Ceiling Treatment: Gypsum board, acoustical lay-in panels
Acoustic Treatment: STC 40-45

TECHNOLOGY AV Requirements: n/a
Telephone: Speaker phone
Wire Management: Wire management
Network: 1 data outlet at worksurface per wall

MECHANICAL/ELECTRICAL Natural Lighting: Required
Artificial Lighting: Indirect fluorescent and task lighting at worksurface
HVAC: See mechanical design criteria
Electrical: See electrical design criteria
Security: Keyed lock
Fire Protection: Smoke detector, sprinkler, visual alarm
Plumbing: n/a

EQUIPMENT AND FURNISHINGS Work Surface: 5 LF
Seating: (1) task chair, (2) 2-person upholstered sofa, (4) upholstered tablet armchairs, (8) upholstered armchairs
Shelving: 10 LF (flipper doors)
(2) 3'x6' bookcases

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2.3.4 Chair/Table/AV Storage THC Lecture and Living Space Tanner Humanities Center

IDENTIFICATION AND SIZE	Assigned Capacity:	0	Occupants
	Unassigned Capacity:	0	Guests
	Proposed ASF	140	SF

USE Activities: Storage

Access: Staff
Frequency/Hours: 7 a.m. to 6 p.m., Monday-Friday
Adjacency: 2.3.2 Seminar room
Special Requirements: Closed area

CHARACTERISTICS Ceiling Height: 10' minimum
Floor Finish: Carpet-broadloom
Wall Finish: Painted gypsum board
Ceiling Treatment: Exposed structure
Acoustic Treatment: Isolate from adjacent spaces

TECHNOLOGY AV Requirements: n/a
Telephone: n/a
Wire Management: n/a
Network: n/a

**MECHANICAL/
ELECTRICAL** Natural Lighting: Not required
Artificial Lighting: Direct fluorescent
HVAC: See mechanical design criteria
Electrical: See electrical design criteria
Security: Keyed lock
Fire Protection: Smoke detector, sprinkler, visual alarm
Plumbing: n/a

**EQUIPMENT AND
FURNISHINGS** Storage: (2) 3'x6' metal cabinets with adjustable shelves

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3.1.1 **Director's Office**
Asian Studies Staff Space
International Studies

IDENTIFICATION AND SIZE	Assigned Capacity:	1	Occupants
	Unassigned Capacity:	0	Guests
	Proposed ASF	140	SF

USE Activities: REFER TO 1.1.7 A-D

Access:
Frequency/Hours:
Adjacency:
Special
Requirements:

CHARACTERISTICS Ceiling Height:
Floor Finish:
Wall Finish:
Ceiling Treatment:
Acoustic Treatment:

TECHNOLOGY AV Requirements:
Telephone:
Wire Management:
Network:

**MECHANICAL/
ELECTRICAL** Natural Lighting:
Artificial Lighting:
HVAC:
Electrical:
Security:
Fire Protection:
Plumbing:

**EQUIPMENT AND
FURNISHINGS**

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3.1.2 Administrative Assistant/Advisor Asian Studies Staff Space International Studies

IDENTIFICATION AND SIZE	Assigned Capacity:	1	Occupants
	Unassigned Capacity:	2	Guests
	Proposed ASF	100	SF

USE Activities: General office work and meeting space

Access: Staff
Frequency/Hours: 7 a.m. to 6 p.m., Monday-Friday
Adjacency: International Studies Administrative Suite
Special Requirements: Private office

CHARACTERISTICS Ceiling Height: 10' minimum
Floor Finish: Carpet-broadloom
Wall Finish: Painted gypsum board and glazed side light
Ceiling Treatment: Suspended acoustical lay-in panels
Acoustic Treatment: Isolate from adjacent spaces

TECHNOLOGY AV Requirements: n/a
Telephone: Speaker phone
Wire Management: Vertical wire management
Network: 1 data outlet at worksurface per wall

MECHANICAL/ELECTRICAL Natural Lighting: Not required
Artificial Lighting: General ceiling lighting and task lighting
HVAC: See mechanical design criteria
Electrical: See electrical design criteria
Security: Keyed lock
Fire Protection: Smoke detector, sprinkler, visual alarm
Plumbing: n/a

EQUIPMENT AND FURNISHINGS Work Surface: 10 LF, 5' oval conference table
Seating: (1) task, (1) guest
Storage: (1) 4-drawer lateral file, (1) pedestal file, (1) pencil drawer
Shelving: 8 LF enclosed systems furnishings (flipper doors)
Miscellaneous: (1) 3'x5' tackboard

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3.2.1 Director's Office International Studies Staff Space International Studies

IDENTIFICATION AND SIZE	Assigned Capacity:	1	Occupants
	Unassigned Capacity:	0	Guests
	Proposed ASF	140	SF

USE Activities: REFER TO 1.1.7 A-D

Access:
Frequency/Hours:
Adjacency:
Special
Requirements:

CHARACTERISTICS Ceiling Height:
Floor Finish:
Wall Finish:
Ceiling Treatment:
Acoustic Treatment:

TECHNOLOGY AV Requirements:
Telephone:
Wire Management:
Network:

**MECHANICAL/
ELECTRICAL** Natural Lighting:
Artificial Lighting:
HVAC:
Electrical:
Security:
Fire Protection:
Plumbing:

**EQUIPMENT AND
FURNISHINGS** Work Surface:
Seating:
Storage:
Wall Mount:
Shelving:
Electronics:

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3.2.2 Administrative Assistant/Advisor International Studies Staff Space International Studies

IDENTIFICATION AND SIZE

Assigned Capacity:	1	Occupants
Unassigned Capacity:	2	Guests
Proposed ASF	100	SF

USE

Activities: General office work and meeting area

Access: Staff

Frequency/Hours: 7 a.m. to 6 p.m., Monday-Friday

Adjacency: International Studies Administrative Suite

Special Requirements: Private office

CHARACTERISTICS

Ceiling Height:	10' minimum
Floor Finish:	Carpet-broadloom
Wall Finish:	Painted gypsum board and glazed side light
Ceiling Treatment:	Suspended acoustical lay-in panels
Acoustic Treatment:	Isolate from adjacent spaces

TECHNOLOGY

AV Requirements:	n/a
Telephone:	Speaker phone
Wire Management:	Vertical wire management
Network:	1 data outlet at worksurface per wall

MECHANICAL/ELECTRICAL

Natural Lighting:	Not required
Artificial Lighting:	General ceiling lighting and task lighting
HVAC:	See mechanical design criteria
Electrical:	See electrical design criteria
Security:	Keyed lock
Fire Protection:	Smoke detector, sprinkler, visual alarm
Plumbing:	n/a

EQUIPMENT AND FURNISHINGS

Work Surface:	10 LF, (1)5' oval conference table
Seating:	(1) task, (1) guest
Storage:	(1) 4-drawer lateral file, (1) pedestal file, (1) pencil drawer
Shelving:	8 LF enclosed systems furnishings (flipper doors)
Micellaneous:	(1) 3'x5' tackboard

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3.3.1 Director's Office Latin American Studies Staff Space International Studies

IDENTIFICATION AND SIZE	Assigned Capacity:	1	Occupants
	Unassigned Capacity:	0	Guests
	Proposed ASF	140	SF

USE Activities: REFER TO 1.1.7 A-D

Access:
Frequency/Hours:
Adjacency:
Special
Requirements:

CHARACTERISTICS Ceiling Height:
Floor Finish:
Wall Finish:
Ceiling Treatment:
Acoustic Treatment:

TECHNOLOGY AV Requirements:
Telephone:
Wire Management:
Network:

**MECHANICAL/
ELECTRICAL** Natural Lighting:
Artificial Lighting:
HVAC:
Electrical:
Security:
Fire Protection:
Plumbing:

**EQUIPMENT AND
FURNISHINGS** Work Surface:
Seating:
Storage:
Wall Mount:
Shelving:
Electronics:

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3.3.2 Administrative Assistant/Advisor Latin America Studies Staff Space International Studies

IDENTIFICATION AND SIZE

Assigned Capacity:	1	Occupants
Unassigned Capacity:	1	Guests
Proposed ASF	100	SF

USE

Activities: General office work and meeting area

Access: Staff

Frequency/Hours: 7 a.m. to 6.p.m., Monday-Friday

Adjacency: International Studies Administrative Suite

Special Requirements: Private office

CHARACTERISTICS

Ceiling Height:	10' minimum
Floor Finish:	Carpet-broadloom
Wall Finish:	Painted gypsum board and glazed side light
Ceiling Treatment:	Suspended acoustical lay-in panels
Acoustic Treatment:	Isolate from adjacent spaces

TECHNOLOGY

AV Requirements:	n/a
Telephone:	Speaker phone
Wire Management:	Vertical wire management
Network:	1 data outlet at worksurface per wall

MECHANICAL/ELECTRICAL

Natural Lighting:	Not required
Artificial Lighting:	General ceiling lighting and task lighting
HVAC:	See mechanical design criteria
Electrical:	See electrical design criteria
Security:	Keyed lock
Fire Protection:	Smoke detector, sprinkler, visual alarm
Plumbing:	n/a

EQUIPMENT AND FURNISHINGS

Work Surface:	10 LF, (1)5' oval conference table
Seating:	(1) task, (1) guest
Storage:	(1) 4-drawer lateral file, (1) pedestal file, (1) pencil drawer
Shelving:	8 LF enclosed systems furnishings (flipper doors)
Micellaneous:	(1) 3'x5' tackboard

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3.4.1 **Budget Officer**
Shared Staff Space
International Studies

IDENTIFICATION AND SIZE Assigned Capacity: 1 Occupants
 Unassigned Capacity: 1 Guests
 Proposed ASF 120 SF

USE Activities: General office work and meeting area

 Access: Staff
 Frequency/Hours: 7 a.m. to 6 p.m., Monday-Friday
 Adjacency: International Studies Administrative Suite
 Special Requirements: Closed office

CHARACTERISTICS Ceiling Height: 10' minimum
 Floor Finish: Carpet-broadloom
 Wall Finish: Painted gypsum board and glazed side light
 Ceiling Treatment: Suspended acoustical lay-in panels
 Acoustic Treatment: Isolate from adjacent spaces

TECHNOLOGY AV Requirements: n/a
 Telephone: Speaker phone
 Wire Management: Vertical wire management
 Network: (2) data outlets at worksurface per wall

MECHANICAL/ELECTRICAL Natural Lighting: Not required
 Artificial Lighting: General ceiling lighting and task lighting
 HVAC: See mechanical design criteria
 Electrical: See electrical design criteria
 Security: Keyed lock
 Fire Protection: Smoke detector, sprinkler, visual alarm
 Plumbing: n/a

EQUIPMENT AND FURNISHINGS Work Surface: 15 LF
 Seating: (1) task, (1) guest
 Storage: (2) 4-drawer lateral files, (1) 2-drawer lateral file, (1) pedestal file, (1) pencil drawer
 Shelving: 9 LF open system furniture, 9 LF enclosed system furnishing (flipper doors)

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3.4.3 Work Study Stations (2@60 SF) Shared Staff Space International Studies

IDENTIFICATION AND SIZE	Assigned Capacity:	1	Occupants
	Unassigned Capacity:	0	Guests
	Proposed ASF	60	SF

USE Activities: General work area

Access: Staff
 Frequency/Hours: 7 a.m to 6 p.m., Monday-Friday
 Adjacency: International Studies Administrative Suite, Receptionist
 Special Requirements: Enclosed area encompassing 3.4.2 Reception

CHARACTERISTICS Ceiling Height: 10' minimum
 Floor Finish: Carpet-broadloom
 Wall Finish: Painted gypsum board
 Ceiling Treatment: Suspended acoustical lay-in panels
 Acoustic Treatment: Isolate from adjacent spaces

TECHNOLOGY AV Requirements: n/a
 Telephone: Speaker phone
 Wire Management: Vertical wire management
 Network: 1 data outlet at worksurface per wall

MECHANICAL/ELECTRICAL Natural Lighting: Not required
 Artificial Lighting: General ceiling lighting and task lighting
 HVAC: See mechanical design criteria
 Electrical: See electrical design criteria
 Security: Keyed lock
 Fire Protection: Smoke detector, sprinkler, visual alarm
 Plumbing: n/a

EQUIPMENT AND FURNISHINGS Work Surface: 12 LF
 Seating: (1) task
 Storage: (1) pedestal file
 Shelving: 8 LF enclosed systems furnishings (flipper door)

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3.5.1 Reception/Resource Room Support Space International Studies

IDENTIFICATION AND SIZE	Assigned Capacity:	0	Occupants
	Unassigned Capacity:	4	Guests
	Proposed ASF	140	SF

USE Activities: Waiting area, materials access, public access lending/resource library

Access: Staff
 Frequency/Hours: 7 a.m. to 6 p.m., Monday-Friday
 Adjacency: International Studies Administrative Suite, 3.4.2 Reception
 Special Requirements: Enclosed area encompassing 3.4.2 Reception and 3.4.3 work study

CHARACTERISTICS Ceiling Height: 10' minimum
 Floor Finish: Carpet-broadloom
 Wall Finish: Painted gypsum board and glazed side light
 Ceiling Treatment: Gypsum board, acoustical lay-in panels
 Acoustic Treatment: Isolate from adjacent spaces

TECHNOLOGY AV Requirements: n/a
 Telephone: Speaker phone
 Wire Management: Vertical wire management
 Network: Data port

MECHANICAL/ELECTRICAL Natural Lighting: Not required
 Artificial Lighting: General ceiling lighting and task lighting
 HVAC: See mechanical design criteria
 Electrical: See electrical design criteria
 Security: Keyed lock
 Fire Protection: Smoke detector, sprinkler, visual alarm
 Plumbing: n/a

EQUIPMENT AND FURNISHINGS Work Surface: (1) side table, (1) coffee table
 Seating: (4) upholstered lounge chairs
 Shelving: 10 LF base cabinet, 10 LF 5' bookshelves
 Miscellaneous: (1) magazine rack

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**3.5.2 Copy/Mail/Workroom
Support Space
International Studies**

IDENTIFICATION AND SIZE
Assigned Capacity: 0 Occupants
Unassigned Capacity: 2 Guests
Proposed ASF 140 SF

USE
Activities: General work space, copy area

Access: Staff
Frequency/Hours: 7 a.m. to 6 p.m., Monday-Friday
Adjacency: International Studies Administrative Suite
Special Enclosed area
Requirements:

CHARACTERISTICS
Ceiling Height: 10' minimum
Floor Finish: Linoleum
Wall Finish: Painted gypsum board
Ceiling Treatment: Suspended acoustical lay-in panels
Acoustic Treatment: Isolate from adjacent spaces

TECHNOLOGY
AV Requirements: n/a
Telephone: Speaker phone, wall mounted
Wire Management: Vertical wire management
Network: (2) data outlets at worksurface per wall

**MECHANICAL/
ELECTRICAL**
Natural Lighting: Not required
Artificial Lighting: Indirect fluorescent and task lighting at worksurface
HVAC: See mechanical design criteria
Electrical: See electrical design criteria
Security: Keyed lock
Fire Protection: Smoke detector, sprinkler, visual alarm
Plumbing: n/a

EQUIPMENT AND FURNISHINGS
Cabinets: 9 LF base cabinet, PLam finish; 14 LF wall cabinet, PLam finish; 30 mail slots, (2) 4-drawer lateral files
Storage:
Equipment: (1) copy machine, (1) fax machine, (1) postage machine, (1) color printer

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3.5.3

Storage Support Space International Studies

IDENTIFICATION AND SIZE

Assigned Capacity:	1	Occupants
Unassigned Capacity:	1	Guests
Proposed ASF	140	SF

USE

Activities: Storage

Access: Staff

Frequency/Hours: 7 a.m. to 6 p.m., Monday-Friday

Adjacency: International Studies Administration Suite

Special Requirements: Closed area

CHARACTERISTICS

Ceiling Height:	10' minimum
Floor Finish:	Linoleum
Wall Finish:	Painted gypsum board
Ceiling Treatment:	Exposed structure
Acoustic Treatment:	Isolate from adjacent spaces

TECHNOLOGY

AV Requirements:	n/a
Telephone:	Speaker phone
Wire Management:	Vertical wire management
Network:	n/a

MECHANICAL/ ELECTRICAL

Natural Lighting:	Not required
Artificial Lighting:	Direct fluorescent
HVAC:	See mechanical design criteria
Electrical:	See electrical design criteria
Security:	Keyed lock
Fire Protection:	Smoke detector, sprinkler, visual alarm
Plumbing:	n/a

EQUIPMENT AND FURNISHINGS

Storage:	(3) 4-drawer vertical file cabinets (lockable)
Wall Mount:	60 lf, 24" deep, adjustable shelving (heavy duty)

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3.5.4 Conference Room Support Space International Studies

IDENTIFICATION AND SIZE	Assigned Capacity:	0	Occupants
	Unassigned Capacity:	8	Guests
	Proposed ASF	180	SF

USE Activities: Meeting area

Access: Staff/Students
Frequency/Hours: 7 a.m. to 6 p.m., Monday-Friday
Adjacency: International Studies Administrative Suite
Special Requirements: Closed area

CHARACTERISTICS Ceiling Height: 10' minimum
Floor Finish: Carpet-broadloom
Wall Finish: Painted gypsum board and glazed side light
Ceiling Treatment: Suspended acoustical lay-in panels
Acoustic Treatment: STC 40-45

TECHNOLOGY AV Requirements: LCD projector and projection screen
Telephone: Speaker phone
Wire Management: Vertical wire management
Network: (2) data outlets at perimeter walls

**MECHANICAL/
ELECTRICAL** Natural Lighting: Not required
Artificial Lighting: Indirect fluorescent
HVAC: See mechanical design criteria
Electrical: See electrical design criteria
Security: Keyed lock
Fire Protection: Smoke detector, sprinkler, visual alarm
Plumbing: n/a

**EQUIPMENT AND
FURNISHINGS** Work Surface: (1) 3'-6"x7' conference table
Seating: (8) task
Miscellaneous: (1) 3' x 6' white board

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3.6.1 Seminar Room (2 @ 330)
Academic Space
International Studies

IDENTIFICATION AND SIZE Assigned Capacity: 0 Occupants
 Unassigned Capacity: 16 Guests
 Proposed ASF 330 SF

USE Activities: Meeting area

Access: Staff/Students
 Frequency/Hours: 7 a.m. to 6 p.m., Monday-Friday
 Adjacency: International Studies Administration Suite
 Special Requirements: Closed area with operable partition to join seminar rooms into one space

CHARACTERISTICS Ceiling Height: 10' minimum
 Floor Finish: Carpet-broadloom
 Wall Finish: Painted gypsum board
 Ceiling Treatment: Painted gypsum board
 Acoustic Treatment: STC 40-45

TECHNOLOGY AV Requirements: LCD projector, projection screen, DVD/VCR at podium
 Telephone: Speaker phone
 Wire Management: Vertical wire management
 Network: Data port

MECHANICAL/ELECTRICAL Natural Lighting: Not required
 Artificial Lighting: Indirect fluorescent with scene control
 HVAC: See mechanical design criteria
 Electrical: See electrical design criteria
 Security: Keyed lock
 Fire Protection: Smoke detector, sprinkler, visual alarm
 Plumbing: n/a

EQUIPMENT AND FURNISHINGS Work Surface: (8) 3'x6' tables, folding
 Seating: (16) task
 Equipment: (2) 3'x5' white boards, (1) 8' projection screens

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4.1.1 Lobby
Public Space
College of Humanities Center, Support Space

IDENTIFICATION AND SIZE Assigned Capacity: 1 Occupants
Unassigned Capacity: 10 Guests
Proposed ASF SF

USE Activities: Main building entrance and public lounge area

Access: Public
Frequency/Hours: 7 a.m. to 6 p.m., Monday-Friday
Adjacency: Café, main building entrance, restrooms, elevators
Special Open area
Requirements:

CHARACTERISTICS Ceiling Height: 10' minimum
Floor Finish: Carpet, porcelain tile (through-body)
Wall Finish: Wood paneling and painted gypsum board
Ceiling Treatment: Gypsum board, acoustical lay-in panels
Acoustic Treatment: n/a

TECHNOLOGY AV Requirements: Flat screen display
Telephone: Paging option
Wire Management: Vertical wire management
Network: Data port

MECHANICAL/ELECTRICAL Natural Lighting: Not required
Artificial Lighting: General ceiling lighting and pendants
HVAC: See mechanical design criteria
Electrical: See electrical design criteria
Security: Keyed lock with after hours card key access
Fire Protection: Smoke detector, sprinkler, visual alarm
Plumbing: n/a

EQUIPMENT AND FURNISHINGS Seating: (2) 2-person upholstered couch, (6) upholstered lounge chairs
Miscellaneous: (1) building directory, (4) lighted art niches, built-in seating at windows

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4.1.2 Lounge
Public Space
College of Humanities Center, Support Space

IDENTIFICATION AND SIZE	Assigned Capacity:	0	Occupants
	Unassigned Capacity:	15	Guests
	Proposed ASF	400	SF

USE Activities: General waiting area

Access: Public
Frequency/Hours: 7 a.m. to 6 p.m., Monday-Friday
Adjacency: Lobby, Café
Special Requirements: Open area

CHARACTERISTICS	Ceiling Height:	10' minimum
	Floor Finish:	Carpet-broadloom
	Wall Finish:	Wood paneling and painted gypsum board
	Ceiling Treatment:	Gypsum board, acoustical lay-in panels
	Acoustic Treatment:	n/a

TECHNOLOGY	AV Requirements:	n/a
	Telephone:	Paging option
	Wire Management:	Vertical wire management
	Network:	Data port

MECHANICAL/ELECTRICAL	Natural Lighting:	Required
	Artificial Lighting:	General ceiling lighting and pendants
	HVAC:	See mechanical design criteria
	Electrical:	See electrical design criteria
	Security:	n/a
	Fire Protection:	Smoke detector, sprinkler, visual alarm
Plumbing:	n/a	

EQUIPMENT AND FURNISHINGS	Work Surface:	(4) side tables
	Seating:	(2) 2-person upholstered couch, (6) upholstered lounge chairs, (5) upholstered tablet arm chairs

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4.1.4 **Group Study**
Public Space
College of Humanities Center, Support Space

IDENTIFICATION AND SIZE Assigned Capacity: 0 Occupants
 Unassigned Capacity: 4 Guests
 Proposed ASF 140 SF

USE Activities: Study area

 Access: Students
 Frequency/Hours: 7 a.m. to 6 p.m., Monday-Friday
 Adjacency: Lecture halls
 Special Requirements: Closed area

CHARACTERISTICS Ceiling Height: 10' minimum
 Floor Finish: Carpet-broadloom
 Wall Finish: Painted gypsum board and glazed side light
 Ceiling Treatment: Suspended acoustical lay-in panels
 Acoustic Treatment: n/a

TECHNOLOGY AV Requirements: n/a
 Telephone: n/a
 Wire Management: Vertical wire management
 Network: Data port

MECHANICAL/ELECTRICAL Natural Lighting: Not required
 Artificial Lighting: Indirect fluorescent
 HVAC: See mechanical design criteria
 Electrical: See electrical design criteria
 Security: Keyed lock
 Fire Protection: Smoke detector, sprinkler, visual alarm
 Plumbing: n/a

EQUIPMENT AND FURNISHINGS Work Surface: (1) 3'-6"x5" conference table
 Seating: (4) task

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4.1.6 Informal Nooks Public Space College of Humanities Center, Support Space

IDENTIFICATION AND SIZE	Assigned Capacity:	0	Occupants
	Unassigned Capacity:	4	Guests
	Proposed ASF		SF

USE Activities: Study area

Access: Students
Frequency/Hours: 7 a.m. to 6 p.m., Monday-Friday
Adjacency: Public corridors
Special Requirements: Open area, preferably fixed seating areas at windows, wide areas in public corridors and lobbies

CHARACTERISTICS Ceiling Height: 10' minimum
Floor Finish: Carpet-broadloom
Wall Finish: Painted gypsum board
Ceiling Treatment: Painted gypsum board
Acoustic Treatment: Isolate from adjacent spaces

TECHNOLOGY AV Requirements: n/a
Telephone: n/a
Wire Management: n/a
Network: n/a

MECHANICAL/ELECTRICAL Natural Lighting: None
Artificial Lighting: Cove
HVAC: See mechanical design criteria
Electrical: See electrical design criteria
Security: n/a
Fire Protection: Smoke detector, sprinkler, visual alarm
Plumbing: n/a

EQUIPMENT AND FURNISHINGS Work Surface:
Seating:
Storage:
Wall Mount:
Shelving:
Electronics:

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4.2.1 **Servery**
Café
College of Humanities Center, Support Space

IDENTIFICATION AND SIZE	Assigned Capacity:	0	Occupants
	Unassigned Capacity:	1	Guests
	Proposed ASF	300	SF

USE Activities: Food prep

Access: Staff
Frequency/Hours: 7 a.m. to 6 p.m., Monday-Friday
Adjacency: Café seating, storage
Special Requirements:

CHARACTERISTICS	Ceiling Height:	10' minimum
	Floor Finish:	Ceramic tile
	Wall Finish:	Wood paneling and painted gypsum board
	Ceiling Treatment:	Gypsum board, acoustical lay-in panels
	Acoustic Treatment:	Provide absorbtive surfaces if necessary

TECHNOLOGY	AV Requirements:	n/a
	Telephone:	Speaker phone, wall mounted
	Wire Management:	Vertical wire management
	Network:	Data port

MECHANICAL/ELECTRICAL	Natural Lighting:	Not required
	Artificial Lighting:	General ceiling lighting and task lighting
	HVAC:	See mechanical design criteria
	Electrical:	See electrical design criteria
	Security:	Keyed lock at each room
	Fire Protection:	Smoke detector, sprinkler, visual alarm
Plumbing:	Hot and cold water and deep utility sink	

EQUIPMENT AND FURNISHINGS	Work Surface:	(prepare food service criteria)
	Seating:	
	Storage:	
	Wall Mount:	
	Shelving:	
	Electronics:	

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**4.2.2 Storage
Café
College of Humanities Center, Support Space**

IDENTIFICATION AND SIZE	Assigned Capacity:	0	Occupants
	Unassigned Capacity:	1	Guests
	Proposed ASF	160	SF

USE Activities: Storage

Access: Staff
 Frequency/Hours: 7 a.m. to 6 p.m., Monday-Friday
 Adjacency: Servery, seating
 Special Requirements: Enclosed area

CHARACTERISTICS Ceiling Height: 10' minimum
 Floor Finish: Exposed concrete (sealed)
 Wall Finish: Painted gypsum board
 Ceiling Treatment: Gypsum board, acoustical lay-in panels
 Acoustic Treatment: Isolate from adjacent spaces

TECHNOLOGY AV Requirements: n/a
 Telephone: Telephone jack
 Wire Management: Vertical wire management
 Network: n/a

MECHANICAL/ELECTRICAL Natural Lighting: None
 Artificial Lighting: Indirect fluorescent
 HVAC: See mechanical design criteria
 Electrical: n/a
 Security: Keyed lock at each room
 Fire Protection: Smoke detector, sprinkler, visual alarm
 Plumbing: n/a

EQUIPMENT AND FURNISHINGS Storage: (3) 4-drawer vertical file cabinets (lockable)
 Wall Mount: 60 lf, 24" deep, adjustable height (heavy duty)
 Shelving:
 Electronics:

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4.2.3 Seating
Café
College of Humanities Center, Support Space

IDENTIFICATION AND SIZE	Assigned Capacity:	0	Occupants
	Unassigned Capacity:	65	Guests
	Proposed ASF	1,250	SF
USE	Activities:	Public seating area with access to sales counter and outdoor seating	
	Access:	Public	
	Frequency/Hours:	7 a.m. to 6 p.m., Monday-Friday	
	Adjacency:	Lobby, Café Servery	
	Special Requirements:	Open space	
CHARACTERISTICS	Ceiling Height:	10' minimum	
	Floor Finish:	Resilient tile	
	Wall Finish:	Wood paneling and painted gypsum board	
	Ceiling Treatment:	Gypsum board, acoustical lay-in panels	
	Acoustic Treatment:	Provide absorbtive surfaces if necessary	
TECHNOLOGY	AV Requirements:	LCD projector, projection screen, flat screen display	
	Telephone:	Telephone jack	
	Wire Management:	Vertical wire management	
	Network:	10 outlets	
MECHANICAL/ ELECTRICAL	Natural Lighting:	Required	
	Artificial Lighting:	General ceiling lighting and pendants	
	HVAC:	See mechanical design criteria	
	Electrical:	See electrical design criteria	
	Security:	n/a	
	Fire Protection:	Smoke detector, sprinkler, visual alarm	
EQUIPMENT AND FURNISHINGS	Plumbing:	n/a	
	Work Surface:	18' bar	
	Seating:	(3) 4-person banquets with 6' table, (2) 2-person tables with stackable chairs, (8) 4-person tables with stackable chairs, (8) upholstered tablet arm chairs, (7) bar stools	

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4.2.4 Vending Café College of Humanities Center, Support Space

IDENTIFICATION AND SIZE	Assigned Capacity:	0	Occupants
	Unassigned Capacity:	2	Guests
	Proposed ASF	120	SF

USE Activities: Vending area

Access: Public
Frequency/Hours: 7 a.m to 6 p.m., Monday-Friday
Adjacency: Public corridor
Special Requirements: Semi-enclosed area

CHARACTERISTICS Ceiling Height: 10' minimum
Floor Finish: Exposed concrete (sealed)
Wall Finish: Painted gypsum board
Ceiling Treatment: Suspended acoustical lay-in panels
Acoustic Treatment: n/a

TECHNOLOGY AV Requirements: n/a
Telephone: n/a
Wire Management: Vertical wire management
Network: n/a

MECHANICAL/ELECTRICAL Natural Lighting: None
Artificial Lighting: Indirect fluorescent
HVAC: See mechanical design criteria
Electrical: See electrical design criteria
Security: n/a
Fire Protection: n/a
Plumbing: Cold water hookup, floor drain

EQUIPMENT AND FURNISHINGS Equipment: (4) vending machines

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4.2.5 Outdoor Courtyard Café College of Humanities Center, Support Space

IDENTIFICATION AND SIZE	Assigned Capacity:	0	Occupants
	Unassigned Capacity:	32	Guests
	Proposed ASF		SF

USE	Activities:	Public seating
	Access:	Public
	Frequency/Hours:	24 hours a day
	Adjacency:	Café, Lobby
	Special Requirements:	Outdoor area

CHARACTERISTICS	Ceiling Height:	n/a
	Floor Finish:	n/a
	Wall Finish:	n/a
	Ceiling Treatment:	n/a
	Acoustic Treatment:	n/a

TECHNOLOGY	AV Requirements:	n/a
	Telephone:	n/a
	Wire Management:	Distributed power/data boxes
	Network:	Distributed power/data boxes

MECHANICAL/ELECTRICAL	Natural Lighting:	n/a
	Artificial Lighting:	Distributed site lighting and heaters
	HVAC:	n/a
	Electrical:	Distributed power/data boxes
	Security:	Cast-in-place cable stays for site furnishings
	Fire Protection:	n/a
Plumbing:	n/a	

EQUIPMENT AND FURNISHINGS	Seating:	(2) 2-person outdoor benches, (4) outdoor lounge seats, (6) 4-person outdoor tables with chairs
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4.3.1 Restrooms
Building Support
College of Humanities Center, Support Space

IDENTIFICATION AND SIZE	Assigned Capacity:	Occupants
	Unassigned Capacity:	Guests
	Proposed ASF	SF

USE Activities: Restroom area

Access: Public/Staff
Frequency/Hours: 7 a.m to 6 p.m., Monday-Friday
Adjacency:
Special Requirements:

CHARACTERISTICS	Ceiling Height:	10' minimum
	Floor Finish:	Ceramic tile
	Wall Finish:	Ceramic tile
	Ceiling Treatment:	Gypsum board, acoustical lay-in panels
	Acoustic Treatment:	Isolate from adjacent spaces

TECHNOLOGY	AV Requirements:	n/a
	Telephone:	n/a
	Wire Management:	n/a
	Network:	n/a

MECHANICAL/ELECTRICAL	Natural Lighting:	None
	Artificial Lighting:	General ceiling
	HVAC:	See mechanical design criteria
	Electrical:	See electrical design criteria
	Security:	Keyed lock at each room
	Fire Protection:	Smoke detector, sprinkler, visual alarm
Plumbing:	Water closets, lavatories, urinals as per code	

EQUIPMENT AND FURNISHINGS	Work Surface:	
	Seating:	
	Storage:	
	Wall Mount:	
	Shelving:	
	Electronics:	

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4.3.2 Custodial Building Support College of Humanities Center, Support Space

IDENTIFICATION AND SIZE	Assigned Capacity:	1	Occupants
	Unassigned Capacity:	1	Guests
	Proposed ASF		SF

USE Activities: Custodial preparation and storage

Access: Staff
Frequency/Hours: 7 a.m. to 6 p.m., Monday-Friday
Adjacency:
Special Requirements:

CHARACTERISTICS	Ceiling Height:	10' minimum
	Floor Finish:	Ceramic tile
	Wall Finish:	Painted gypsum board
	Ceiling Treatment:	Open to structure
	Acoustic Treatment:	n/a

TECHNOLOGY	AV Requirements:	LCD projector and projection screen
	Telephone:	Telephone jack
	Wire Management:	Vertical wire management
	Network:	n/a

MECHANICAL/ELECTRICAL	Natural Lighting:	None
	Artificial Lighting:	Direct fluorescent
	HVAC:	See mechanical design criteria
	Electrical:	See electrical design criteria
	Security:	Keyed lock at each room
	Fire Protection:	Smoke detector, sprinkler, visual alarm
Plumbing:	Mop sink	

EQUIPMENT AND FURNISHINGS	Shelving:	12 LF wall mounted shelves, adjustable height
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4.3.3 Central Supplies Storage Building Support College of Humanities Center, Support Space

IDENTIFICATION AND SIZE	Assigned Capacity:	Occupants
	Unassigned Capacity:	Guests
	Proposed ASF	SF
USE	Activities:	Storage
	Access:	Staff
	Frequency/Hours:	7 a.m. to 6 p.m., Monday-Friday
	Adjacency:	
	Special Requirements:	Enclosed area
CHARACTERISTICS	Ceiling Height:	10' minimum
	Floor Finish:	Exposed concrete (sealed)
	Wall Finish:	Painted gypsum board
	Ceiling Treatment:	Open to structure
	Acoustic Treatment:	Isolate from adjacent spaces
TECHNOLOGY	AV Requirements:	n/a
	Telephone:	n/a
	Wire Management:	n/a
	Network:	n/a
MECHANICAL/ELECTRICAL	Natural Lighting:	None
	Artificial Lighting:	Indirect fluorescent
	HVAC:	See mechanical design criteria
	Electrical:	See electrical design criteria
	Security:	Keyed lock at each room
	Fire Protection:	Smoke detector, sprinkler, visual alarm
	Plumbing:	n/a
EQUIPMENT AND FURNISHINGS	Work Surface:	
	Seating:	
	Storage:	
	Wall Mount:	
	Shelving:	
	Electronics:	

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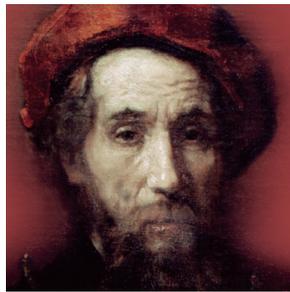
4.3.4 Supply Distribution Closets

Building Support

College of Humanities Center, Support Space

IDENTIFICATION AND SIZE	Assigned Capacity:	0	Occupants
	Unassigned Capacity:	0	Guests
	Proposed ASF		SF
USE	Activities:	General supply storage	
	Access:	Staff	
	Frequency/Hours:	7a.m.- 6p.m., Monday-Friday	
	Adjacency:	Public corridor	
	Special Requirements:	1 per floor	
CHARACTERISTICS	Ceiling Height:	10' minimum	
	Floor Finish:	Exposed concrete (sealed)	
	Wall Finish:	Painted gypsum board	
	Ceiling Treatment:	Open to structure	
	Acoustic Treatment:	n/a	
TECHNOLOGY	AV Requirements:	n/a	
	Telephone:	n/a	
	Wire Management:	n/a	
	Network:	n/a	
MECHANICAL/ELECTRICAL	Natural Lighting:	Not required	
	Artificial Lighting:	Direct fluorescent	
	HVAC:	See mechanical design criteria	
	Electrical:	See electrical design criteria	
	Security:	Keyed lock	
	Fire Protection:	Smoke detector, sprinkler, visual alarm	
	Plumbing:	n/a	
EQUIPMENT AND FURNISHINGS	Shelving:	Open, adjustable shelving	

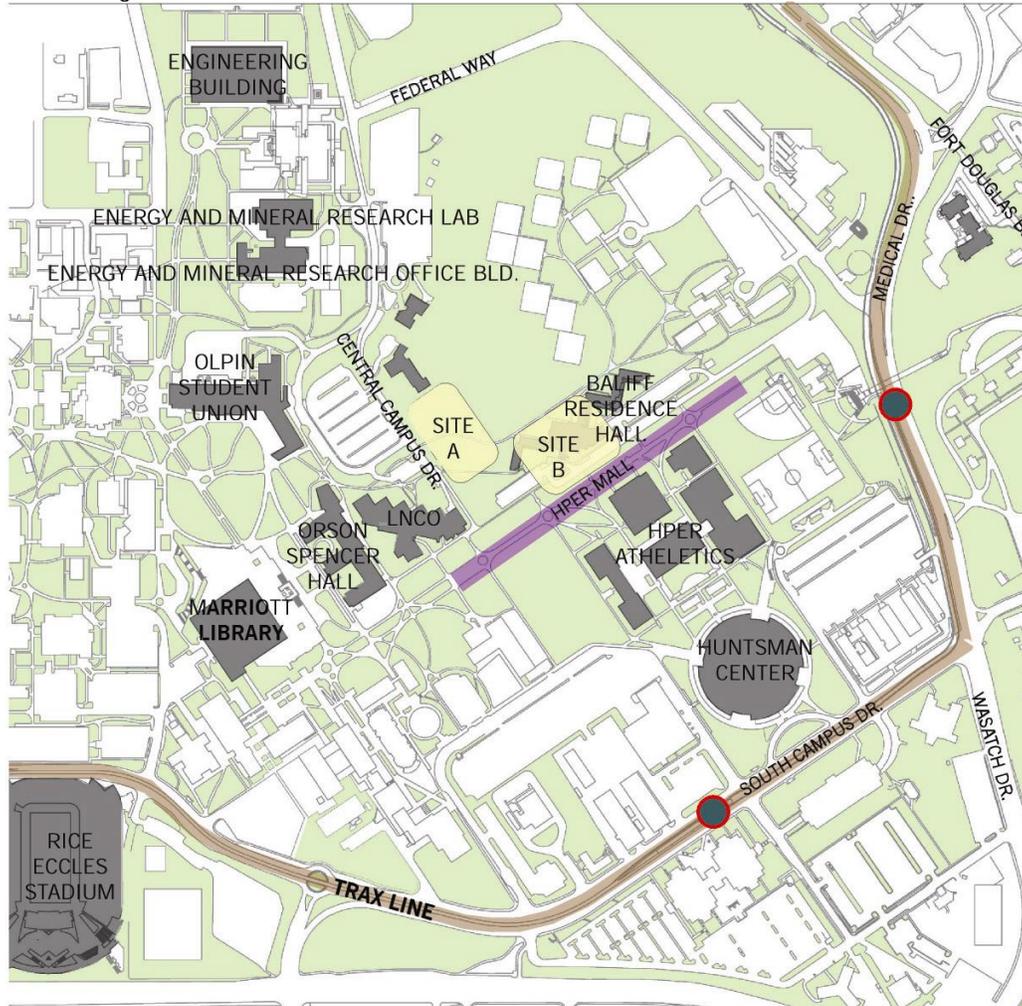
2.5 Phasing and Staging Recommendations
(insert text – to be written)



Site Analysis

SITE ANALYSIS

3.0 Existing Conditions and Factors



Site Introduction

The University of Utah campus consists of a series of paths and nodes situated on a grid system. Buildings are configured in small groups of three or four, and are arranged in a semi-circular pattern to frame various views of campus and the surrounding mountains. One of these building configurations includes the Social and Behavioral Sciences building, the Marriot Library, and the Art Auditorium, marking the beginning of the HPER Mall. The HPER Mall is a significant corridor on campus, and is intersected by many smaller paths. The HPER Mall is also the proposed location of the new Humanities Center - sites A and B shown on the above illustration. Each site offers a unique set of opportunities and constraints for the proposed program.

Site A

Site A is a large undeveloped green space filled with a variety of mature trees. The site is flanked to the west by the Olpin Student Union parking lot, on the north by the Sill Center, and on the east by a large grassy playing field used for marching band practices and soccer. This field is elevated slightly to define the play area and is the major open-space component of the future quad area.

Opportunities

Site A offers excellent views of the mountains to the east and north. Since the adjacent open space is required to remain, the views to the east are guaranteed, and would not be impacted if two or three story buildings are built on the far side of the future quad.

The site is located close to the Olpin Student Union, a primary campus hub, and one of the largest open spaces on campus. This will benefit the accessibility of the new facility.

Currently two paths curve east-west through the site. Large trees surround these paths creating a comfortable shaded area.

Constraints

Preserving as many of the existing trees as possible is an important goal. Due to the large number of existing and mature trees on the site, designing, positioning, and constructing the building will be a challenge.

Because site A is set back from the HPER Mall, and buffered by a large swath of evergreen trees it will be difficult to connect it visually with the other buildings. Wayfinding will be an especially important task to help students and faculty locate the new facility.



View of corridor between LNCO and OSH



View to HPER Mall

Site B

Site B sits directly north of the HPER Mall and is the current location of Balliff Hall, a dormitory that will be demolished to make way for construction of the proposed facility. A nearby alcove of mature trees and benches offer a pleasant transition between the busy HPER Mall and the proposed site.

Opportunities

Site B will allow the new building to line the HPER Mall, making the facility more visible and helping to define an edge to the corridor.

Located between the Olpin Student Union and the HPER mall, this site has the potential to create new secondary paths connecting the two campus nodes. These corridors would be well used by large numbers of pedestrian that frequent the nearby open space.

Views to the north and the east offer a spectacular panorama of the Wasatch mountain range.

Constraints

Although there are fewer existing trees on site B than on Site A, the preservation of such is still an important goal. Therefore, designing, positioning, and constructing the building will also be a challenge.



View to open space from site B



View from site B to east

Sites A and B

Because of their proximity to each other, sites A and B share many qualities, especially pedestrian and automobile circulation.

Pedestrian Circulation Routes

Sites A and B are surrounded by a variety of pedestrian circulation routes. These paths will have an impact on the development of the proposed Humanities Center.

Running east to west, the HPER Mall has sites A and B to the north and the HPER Building Complex to the south. This is a well-used corridor that connects lower campus, which is centered around academic activities, to upper campus which includes the Health Sciences building and student housing at Fort Douglas. This walk feeds from the Marriott Library, the Social and Behavioral Sciences building, Orson Spencer Hall, LNCO, the Art and Architecture building, the Business buildings, and the HPER Complex. The HPER Mall is used to diagonally connect the Library's main complex to the parking lot in the business loop.



View from HPER facing west



View from HPER facing east

The views along HPER Mall are spectacular. The walk is flanked with areas of large trees. Views to the north and south have screens of nature that hide and reveal different views of buildings and open spaces. Westerly views are of the Social and Behavioral Sciences building, the Salt Lake Valley and the Oquirrh Mountains beyond. Facing east, the tree-lined corridor frames views of the nearby Wasatch mountains. Circular planters are located at major nodes in this corridor, providing both aesthetics and seating. Trees and benches line the mall creating pleasant shaded nooks for resting and informal socialization.

The HPER mall connects into many secondary routes that provide critical links to other areas of campus and to Trax. There are many opportunities for new secondary routes linking the College of Humanities facility with the rest of the campus. The corridor between LNCO and Orson Spencer Hall is extremely busy. This corridor leads from the Olpin Union to North campus. This path also connects secondary paths to the North and South of LNCO which connect to sites A and B. Site B is currently located at the Baliff Residence Hall, here the circulation has been kept to a minimum to encourage privacy.

Automobile Circulation

Site A and B are located directly across from the Union's parking lot. This is a very busy lot, serving visitors to the University, but not faculty, staff, or students. This gives a great view of the Union as well as excellent parking access to the site.

The business loop lies just to the south of Site B and the HPER mall. This is busy throughout the day and is a popular student pick-up and drop-off location. A secondary corridor leads straight from the parking at the business loop to the HPER Mall and north adjacent to the two proposed sites. This gives great access for faculty, staff, and students from the business parking lot to the proposed sites.

Parking for the current residential halls is also available for sites A and B, although current demolition of these facilities will alter the current parking facilities. There is currently parking located where site B is planned, therefore, roads that lead to these parking lots may be left intact for this proposal. As future development continues, permanent parking should be planned east of site B.



Olpin Student Center Parking

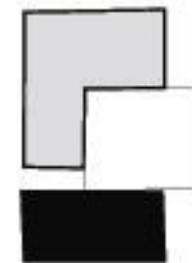
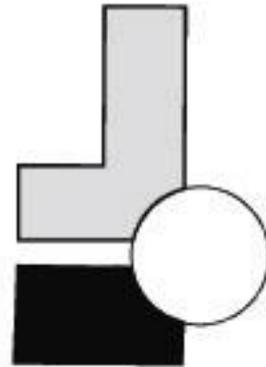
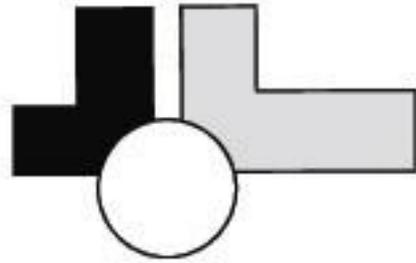


Baliff Hall Parking

3.1 Building Explorations

Once the main amenities and circulation of the sites were understood the siting and configuration of the buildings were investigated. Early in the design process there were many ways that the building could be configured. The design includes the first and second phases of the building as well as an entry plaza. Many configurations were created and placed on the site to see which would function most appropriately.

Both sites were integrated into the configurations. With so many amenities to incorporate many of the designs used space in both sites. With the open space to the north and the HPER Mall to the south there were many configurations that would have worked. Many factors were considered in making the final recommendation.



3.2 Recommendations

Once the positioning of the proposed building is decided, the Landscape treatment around the Humanities Center is the next critical step in defining a distinctive district on campus. The following recommendations will help to tie the proposed structures into the surrounding campus, to define a sense of place, and to create a series of spaces for students and faculty. Some important criteria to consider are:

- Spatial Definition & Wayfinding
- Outdoor Program
- Lighting
- Sustainability
- Maintenance

The final design for the Humanities Center landscape should be closely coordinated with University officials and the grounds maintenance department, to ensure that all proposed solutions are in keeping with UofU standards. The final site design and landscape treatments should work to enhance the long term aesthetics and sustainability of the campus.

3.2.1 Spatial Definition

The Placement of the Humanities Center Buildings as discussed in section 3.1 should focus on defining distinct outdoor spaces. These spaces should be reinforced by hardscape and landscape elements to create outdoor rooms, and can be further defined to meet the specific outdoor programs described below.

Organization of the exterior landscape is similar to the spacial organization inside a building. The use of hardscape and softscape elements should be strategically placed to create outdoor rooms with distinctive edges, entrances, and paths connecting various spaces. This type of delineation of the outdoor environment will help to create a sense of ownership and a distinctive district on campus for the Humanities Center.

3.2.2 Wayfinding

The purpose of wayfinding is to help direct users through outdoor spaces by providing visual cues. Entrances or gateways to the Humanities Center can be created and enhanced through the layout of hardscape, topography, and plant material. A simple differentiation, like a mass of flowering trees flanking a wide path, will demand a passerby's attention. While a formal allee creates a visual cue guiding the user in a given direction.

Differentiation between different types of paths is also important. Wide straight paths indicate strong direction and movement. They help direct pedestrian traffic throughout the entire campus. Linking major connective paths through the Humanities Center is an important goal. Smaller less direct paths are also important to encourage lingering and exploration within the site itself.

3.2.3 Outdoor Programming

There are several types of spaces that should be defined in the landscape. Programmed use areas such as the outdoor café must be designed to enhance a specific use. Other areas can provide a strong intent or feeling, but allow flexibility for the user to decide how they will interact with a space. There are several important types of space that should be developed as part of this project to provide users with a variety of experiences. These are active, interactive, contemplative, and focused

- Central Courtyard/Outdoor Café - This part of the project will be an important node. Here, paths will merge and a central courtyard will be created for students to meet, talk, and people-watch. The space should provide ample seating that is flexible enough to allow both groups and individuals to use the space. A nearby café at the entrance to the building will provide an inviting atmosphere for students and faculty to gather, along with additional seating.
- Pine Forest - The pine forest is an existing feature that should be utilized to provide a slower-paced experience for students and faculty. A dense canopy of trees provides a strong sense of enclosure, while a serpentine path scattered with benches and nooks will encourage students to linger. Removing the already dying sod and replacing it with a low maintenance groundcover will also help to differentiate the space from its surroundings and provide more visual interest.
- Courtyard Area - On the north side of the building, partially enclosed by the architecture of the structure, a secluded courtyard offers an opportunity for quiet contemplation. The treatment of the space should be viewable from within, and through windows in the building. The emphasis should be on softscape and trees with isolated seating areas to allow multiple users to enjoy simultaneous seclusion.
- Labyrinth - Unlike a maze that requires the user to choose from many potential paths, a labyrinth is a single path winding in various forms or patterns often towards a central goal. The user walks the path inward and then turns around and follows the same path back out – this is thought to enhance right brain activity. The movement is very focused allowing the user to progress toward personal, psychological and spiritual transformation. This is an ideal use for a college campus, and should be integrated with the courtyard area described above.

3.2.4 Lighting

The addition of lighting to the proposed site should be determined by UofU Campus lighting standards, and should meet two primary objectives: safety and mood.

- Safety - The placement and amount of light added to a space should be determined by the level of use it will receive at night. The plaza and café for example, should have a consistent level of light for use during the evenings. Primary paths should also be well lit.
- Mood – The strategic placement of light can help add character to a space at night, when used sparingly. Accent lights are useful to highlight architecture, sculpture, and/or interesting plant material. However, it is important to avoid light pollution by using hooded fixtures and limiting the use of up-lighting.

3.2.5 Sustainability

The long term ecological and economic impact of the landscape is an important factor to consider. Incorporating a design that requires little maintenance and few resources will help to create a project that is both economically and environmentally sustainable.

- Trees – It is important to preserve as many of the existing trees as possible, and to plant new trees for added climate control on the site. Large shade trees should be planted on the south side of the building offering shade in the summer, and allowing for passive solar heat gain in the winter. Evergreen trees should be strategically placed on the site to buffer the building from cold winter winds. If existing trees need to be removed, they shall be replaced 2 for 1 in accordance with the University's current policy.
- Low-Water Use

- Turf - The UofU is currently one of the biggest water users in the State of Utah, due in part to the large expanses of lawn covering campus. Lawn of course, is an important element in a campus setting given its adaptability to a wide range of uses. By selectively planting lawn in areas where it will be used frequently and substituting other areas with shrub beds or hardscape plazas will help to reduce long-term water use.
- Irrigation - The use of a well designed, installed, and maintained irrigation system will cut down on water usage. It might also be possible to implement new irrigation technology to increase water efficiency. However, all irrigation solutions should be carefully reviewed with the Grounds Department. Some potential water-saving devices include the limited use of drip-irrigation, moisture sensors, and rain-sensing shut-off valves.
- Native & Adaptive Plants - The use of native plant material will help give the project a sense of regional identity, and offer food and shelter for urban wildlife (mostly songbirds). Native and adaptive native plants require less water, little fertilization, and less maintenance overall.

3.2.6 Maintenance

All site and landscape design should incorporate input from the Campus Grounds Department, to ensure that the design will require little maintenance once established.

3.2.7 Diagrams

The College of Humanities is the second largest college at the University of Utah yet its departments are currently distributed throughout campus. Currently, the Tanner Humanities Center along with the department of history, International studies, and Asian studies is located in Carlson Hall while the Humanities department is housed across campus in LNCO. Other humanities departments including the Middle East studies and Philosophy are located in the Orson Spencer Hall adjacent to LNCO. The new building needs to be located to support the existing Humanities program locations and at the physical center of campus to support student access.

The site for the new building is located at the heart of campus, to the east of LNCO, and to the north of a major pedestrian walkway, the HPER mall. The building is set back from the HPER mall creating more private space and allows the building to take possession of the surrounding landscaped area. The set back also allows for more variety in open space and the loss of fewer trees. It is also adjacent to the Olpin Union parking lot making visitor parking convenient. The location gives access to the Trax line on South Campus Boulevard. The quad to the northeast will make the area well traveled by students while creating a variety of outdoor spaces.

The campus master plan highlights pedestrian nodes at the intersection of major circulation paths. The configuration of the new buildings creates a new pedestrian node to the southeast at the entrance location for both Phases 1 and 2 and the large plaza space. Open space is located around the building. The space directly to the south creates an area with many trees and small meandering paths to support the need for contemplative reading and quiet conversation; the relationship to new building implies control of this landscaped area. To the north of the building is both a quiet courtyard and a Labyrinth. New paths would be created to extend the grid paths on the campus master plan around the building. These new paths and the building's set back off of the major circulation may necessitate the need for precinct gateways that mark the entrance to the new Humanities Center (Phases 1 and 2) from major pathways. The overall configuration and location of the building emphasizes its centralized location for the College of Humanities.



Code Analysis

4.0 Code Analysis

Preliminary Code Information

Note: A full code analysis as required by DFCM Design Standards will be required during the course of design.

College of Humanities Complex – Phase I

Proposed Areas of Phase I

Basement	3,000 SF
Level One	20,000 SF
Level Two	9,000 SF
Level Three	9,000 SF
Total	41,000 SF

Occupancy Type

B

Building Type

Type III-A, Fully Sprinkled

Allowable Area

Basic Allowable = 28,500 SF/Floor

Total Allowable = 85,500 SF

BUILDING IS ALLOWED AS TYPE III-A FULLY SPRINKLED

No rated corridors required. No separation wall required.

Programmed Occupant Load in Phase I

Basement	10
Level One	600
Level Two	130
Level Three	130
Total	870

EXITING	Max Occupant Load	Exit Width Required (sprinkled building)	Exit Width Programmed
Basement	10	36"	72"
Level One	600	36"	72"
Level Two	130	90"	96"
Level Three	130	36"	42"

Stair width required: 44"

Stair width programmed: 72"

No point in the building will be more than 150" from an exit.

Exits will be located at Level One.

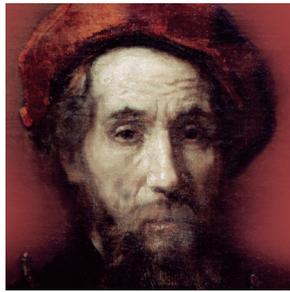
Section 1024.14 Seat Stability. In places of assembly, the seats shall be fastened to the floor. Exception: 4. In places of assembly where flexibility of the seating arrangement is an integral part of the design and function of the space and seating is on tiered levels, a maximum of 200 seats shall not be required to be fastened to the floor. Plans showing seating, tiers and aisles shall be submitted for approval.

PLUMBING FIXTURES REQUIRED
(2002 IBC)

Total Fixtures Required

<u>Men</u>	<u>Women</u>
9 WC	9 WC
3 urinals	
6 lavs	6 lavs

9 drinking fountains



Building Infrastructure

BUILDING INFRASTRUCTURE

5.0 Architectural Recommendations

5.0.1 Energy, Environmental, and Resource Conservation

Existing Conditions and factors

Currently, the College of Humanities is housed in parts of several different buildings on campus. Many of these buildings are old and have poor environmental and energy performance. In addition to benefiting both faculty and students, the College of Humanities Center Phase 1 should provide an opportunity for the University to become a more sustainable campus.

Project Goals

The new College of Humanities building should be designed to minimize its impact on the environment, reduce the use of energy and natural resources, and lower life-cycle costs for building materials and systems. Although the University has decided not to pursue LEED certification for this building, they have asked that the building incorporate principles of sustainability, environmental quality, resource conservation, and energy efficiency. The option of LEED certification, together with associated benefits and compliance certification costs, may be re-evaluated during design.

Recommendation

The following concepts are recommendations to the building designers for consideration in order to achieve these goals. Most of the concepts and the order in which they are arranged are loosely based on the LEED checklist.

Sensible Site Development

- Provision for travel to and from the building by bicycle, including secure bicycle storage spaces for approximately 25 bicycles, and at least one shower for each sex.
- No new parking.
- Storm water management through detention on site (but not on roof).
- Light colored paving and roofing.
- Trees to shade paved areas.
- Site lighting with no up-light component.

Water Conservation

- High-efficiency landscape irrigation technology.
- Drought-tolerant plantings with established irrigation only where possible.
- Reduced flows at faucets and showers—below EPA requirements.

Energy and Environmental Conservation

- Non-CFC refrigerants.
- Passive solar design.
- Optimum solar orientation and aspect ratio.
- Automatic dimming of electric lights tied to daylight sensors.
- Reduced ambient light levels with supplemental task lights (50 fc @ labs, 2 fc @ offices, 25 fc in computer rooms and computer labs).
- Occupant sensors.
- High-efficiency motors.
- Variable frequency drives.
- Direct/Indirect evaporative cooling.
- Possibility of natural ventilation.

Renewable and Responsible Materials

- Storage and collection of recyclables.
- Construction waste management- more than half of construction salvaged or recycled.
- Recycled content of construction materials- as much as possible.

- Local/regional materials- to minimize transportation impacts- as much as possible
- Rapidly- renewable materials in such areas as flooring or millwork in appropriate places.

High-Quality Indoor Environment

- Carbon-dioxide monitoring in areas beyond minimum standard practice.
- Contractor indoor air quality management plan.
- Two-week post-construction building flush-out.
- Low-VOC adhesives, sealers, paints, and coatings.
- Carpet, pad, and adhesive systems that minimize off-gassing.
- Wood and natural products without ureaformaldehyde resins.
- Possibility of operable windows in some areas.
- Useable daylight in as many occupied spaces as possible.
- Access to views from as many occupied spaces as possible.

Innovation

- Education/outreach regarding energy and environmental issues for building visitors.
- Energy, environmental, and resource conservation measures exposed to view where possible and documented with interpretive materials as a part of the building's learning laboratory function.

Solar Orientation

The building should be oriented and shaped in a way that will take advantage of natural light but will minimize solar heat gain.

A building elongated in the east-west direction will have more glazing facing north and south than east and west. Such an arrangement is beneficial because sunlight striking south- and north-facing windows is easily controlled, allowing the visible light to supplement artificial light, thereby reducing cooling loads.

Optimizing the building's aspect ratio, or the ratio of the building's length to its width can enhance the benefits of orienting the building with its longer dimension running east to west.

The aspect ratio of the building is important to the energy performance of the building because, in a relatively narrow building (high aspect ratio), daylight can penetrate virtually the full depth of the useable space outside the core from both the north and the south, thereby reducing cooling loads due to artificial lighting.

A large aspect ratio takes advantage of the sun-control difference of windows facing different directions discussed above; even if the glazing pattern is consistent on all façades, the building will have a substantially greater amount of north- and south-facing glass in proportion to east- and west-facing glass, thereby reducing heat gain from the latter.

In every project, the building site influences the opportunity for advantageous solar orientation and the potential for an appropriate aspect ratio. Fortunately in this project, the proposed site appears to have the advantage of allowing both efficient solar orientation and a beneficial aspect ratio for the building.

5.1 Structural Report

The building structures in the University of Utah College of Humanities Center will be designed to satisfy all of the applicable criteria and parameters contained within the 2003 International Building Code (IBC) and ASCE 7-02. The following design loads and criteria shall apply:

Floor Load

Typical Floor Live Load (Office):	80 psf + 20 psf partitions
Typical Floor Live Load (Corridors)	100 psf
Mechanical Room Live Load:	125 psf or actual weights of equip.

Snow Load

Typical Roof Snow Load:	30 psf + drift per ASCE 7-02
Ground Snow Load, P_g :	43 psf per Utah Snow Load Study
Snow Exposure Factor, C_E :	1.0
Thermal Factor, C_t :	1.0
Importance Factor, I_S :	1.0
Rain on Snow Load:	5 psf + snow on flat roofs

Wind Load

Basic Wind Speed:	90 mph
Wind Exposure:	B (C for components and cladding)
Importance Factor, I_W :	1.0

Earthquake Load (ASCE 7-02)

Seismic Use Group:	I
Site Class:	D*
Spectral Response Coefficient, S_S :	1.79g
Spectral Response Coefficient, S_1 :	0.80g
Spectral Response Coefficient, S_{DS} :	1.19g
Spectral Response Coefficient, S_{D1} :	0.80g
Seismic Design Category:	E
Importance Factor, I_E :	1.0

*Verification of Site Class required by Geotechnical Engineer.

Floor Framing for 3-Story Bar Structure

The recommended primary gravity framing for the proposed 3-story bar building would consist of composite steel wide-flange beams and steel wide-flange columns. The floors would consist of steel girders at gridlines and beams at approximately 10'-0" on center with 3½" concrete over type "W" 3" deep metal deck. The floor framing would be designed for typical office space vibration criteria of 16,000 micro-inches per second. The roof structure over the third floor would consist of open web steel joists at approximately 6'-0" on center and steel wide-flange beams at gridlines supporting type "B" 1½" deep steel roof deck.

Lateral System for 3-Story Bar Structure

The recommended lateral system for the proposed bar building would consist of special steel moment frames in each framing direction. Moment frame construction would allow unobstructed use of exterior/interior walls and would help to maximize useable floor space. The recommended steel moment frame connections would be bolted unrestrained end plate (BUPE) connections. Further study of other cost-effective connection systems are beyond the scope of the programming phase. Close attention must be given to the director's suite wing for deformation compatibility.

Roof Framing for Classroom Wing Structure

The proposed classroom wing building is a single story structure to the side of the bar building. We anticipate that the classroom roof gravity systems will be comprised of open web steel joists and steel roof deck. The open web steel joists would be supported by bearing walls or steel girders, depending upon the choice of lateral systems for the classroom wing.

The proposed classroom wing roof structure may also be designed to carry an "eco-roof" landscaping using lightweight soils.

Lateral System for Classroom Wing Structure

The recommended lateral system for the classroom wing of the building would be comprised of masonry shear/bearing walls, but could possibly be steel braced frames. The classroom wing would need a seismic separation/expansion joint to separate the timber moment frames from the rigid shear walls or possibly braced frames if such lateral systems are employed.

Foundation Systems

A geotechnical investigation has not been completed at this time for the project. The following information will be required for further design:

- Allowable soil bearing pressures for spread and continuous footings.
- Design requirements for footing global and/or differential settlement.
- Soils-related seismic information including Site Class.
- Design lateral earth pressures and sliding coefficient.
- Groundwater table, dewatering procedures, excavation requirements etc.
- Construction requirements of site materials and fills.
- Structural Fill Requirements.
- Floor slab soils requirements.
- Presence of moisture-sensitive soils.
- Presence of highly-compressible soils.
- Liquefaction potential.

It is anticipated that steel columns be supported by concrete spread footings unless site conditions as determined by the Geotechnical Engineer require a different footing system. It is anticipated that steel moment frame columns also be supported by concrete spread footings. Masonry shear walls, if employed could be supported on continuous concrete footings and foundation walls. Footings will extend to 36" below the lowest exterior adjacent grade.

In addition, IBC Section 1616.3.1 prohibits structures in Seismic Design Category E or F from being sited on an identified active fault trace. Existing fault trace maps indicate that there is an active fault running through the proposed site. Field verification of the location of the fault trace that appears to run through the proposed site on fault maps must be done to determine if the structure can be built on the proposed site.

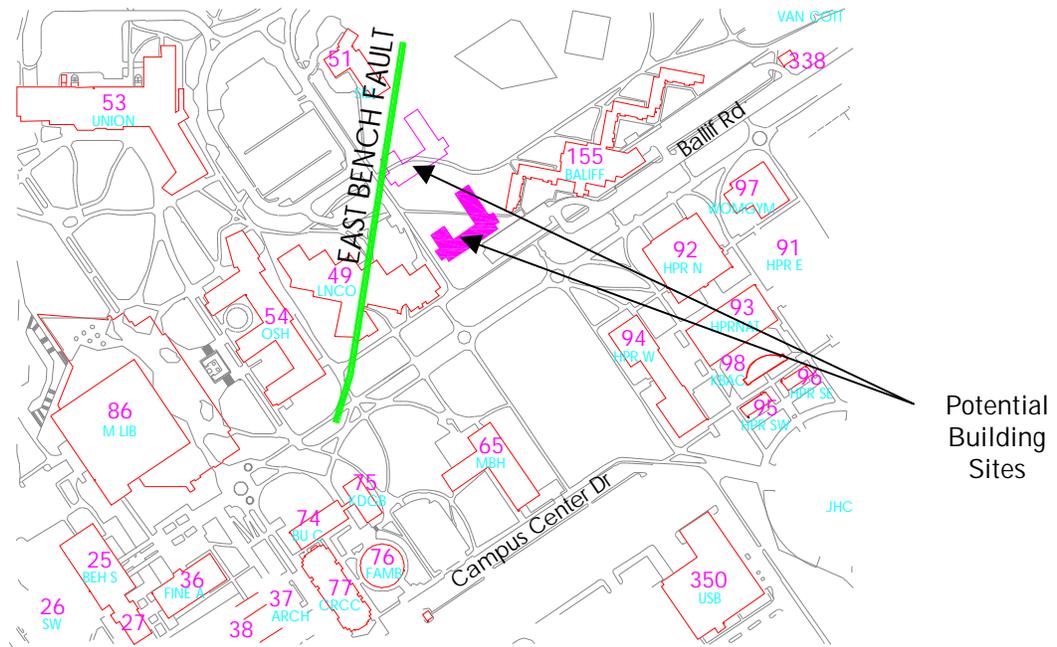


Figure 1- East Bench Fault Trace at Proposed Site

LEEDS Credit

If the structure were to meet some level of LEEDS performance, the structural systems as recommended would be beneficial. Structural steel is recyclable and some percentage of the steel to be used in the project will most likely come from recycled steel already. In addition to steel, fly ash to be used in concrete for the structure is a by-product of other industries.

Construction Inspection Requirements

Certain structural elements will require continuous and/or periodic special inspections during construction in accordance with IBC requirements. Areas that are expected to require this level of inspection are as follows:

- Reinforced Concrete Walls and Footings.
- Masonry Wall Construction.
- Welding (including metal deck and moment frames).
- High-strength Bolting.
- Post-Installed Anchors.

5.2 Mechanical/Plumbing Report

APPLICABLE CODES AND STANDARDS

Conform to the latest edition of the following codes and standards, or the requirements defined in this program, whichever is more restrictive:

2003 IBC
2003 IMC
2003 IPC
2003 IFC
2003 IECC

University of Utah Design Standards, May 2005, or most current at beginning of design
Division of Facilities Construction and Management (DFCM) Design Criteria, May 2005
DFCM CADD Criteria, August 2001

AVAILABLE UTILITIES

HIGH TEMPERATURE HOT WATER

High temperature hot water from the central campus system is available from a 10" main located in a utility vault south of the HPER Mall. Extend a 2" line from this existing vault to the project site.

Reference Utility Plan for routing, and University of Utah Design Standards, Chapter 8, for specific requirements for connections to or modifications of the University's High Temperature Hot Water System.

CULINARY WATER

A 6" culinary water that served Ballif Hall, and a parallel 18" main exist in the HPER mall. Extend a 3" culinary line and an 8" fire protection line to the project site from a new 8" line. The existing 6" line is not to be re-used.

Because these lines are on the middle campus zone, it is anticipated that the water pressure is approximately 80 psig.

SANITARY SEWER

An 8" sanitary line terminates in a manhole south of the HPER mall. At this point, a 12" main continues west. The load on the 12" line needs further evaluation, because a swimming pool has been added to the main upstream of the new building

STORM SEWER

A 12" storm sewer line terminates in a catch basin on the north side of the HPER mall. Route roof drain piping to 5' from building on the south side of the new building.

NATURAL GAS

There is no natural gas demand anticipated for the new building.

GENERAL REQUIREMENTS

TEMPERATURE

Reference University of Utah Design Standards, 6.2.6.1.

Outdoor design temperatures: winter 0 °F
 summer..... 97_{DB}/62_{WB} °F
 cooling tower..... 70_{WB} °F

Indoor design temperatures:

Maintain internal spaces at the following temperatures, +/- 2°F. Occupied and unoccupied schedules to be specified:

	Occupied		Unoccupied	
	Cooling	Heating	Cooling	Heating
Normally occupied spaces	75	72	80	65
Utility Spaces, including mechanical rooms	80	65	80	65

HUMIDITY

Humidification is not required in normally occupied spaces

	Humidity (% RH at design temperature)	
	Maximum	Minimum
Normally occupied spaces	45	n/a
Utility Spaces, including mechanical rooms	n/a	n/a

SUSTAINABILITY

The University desires that the new College of Humanities Building demonstrate sustainable design, construction and operation principles. High performance mechanical systems are central to this vision, not only because they directly affect energy consumption, but also water consumption, indoor air quality and thermal comfort. Additionally, those systems, in order to function at their highest level, require commissioning and on-going measurement and verification. This program lists steps that the mechanical designer must take to exceed code-minimum standards in each of those categories, through an integrated design process with all design team members, and a commitment to high-performance design.

PROJECT DOCUMENTATION

Provide a design narrative that includes the following:

- Basis of design, including all information required to prepare the design
- Sequence of operation of all systems, as well as their interaction with other systems
- System description, including operating parameters and assumptions
- Acceptance testing requirements, in tabular form, for use by the installing contractor and verification by the design engineer. This may be incorporated into the commissioning documentation
- A description of the methods used by the design team to achieve sustainability, including the integrated design process; and a description of the results, i.e. a description of the sustainable elements included in the design. Include in this section how the requirements of this program were met.
- Results of the energy simulation, with a design energy performance standard for the building.

ENERGY EFFICIENCY

Determine energy cost budget for building in compliance with Standard for Energy Efficiency for New State Buildings, and then document that the proposed design costs no more than 75% of that energy cost budget, as demonstrated by a whole building simulation using the Energy Cost Budget Method of Section 11 of ASHRAE/IESNA Standard 90.1-1999, including Proposed Informative Appendix G.

This analysis must be performed by a qualified, independent firm, separate from the mechanical or electrical designer

BUILDING ENVELOPE

Reference IECC 2003, Climate Zone 12b for minimum envelope requirements

INTERNAL LOADS

Use the following loads if more specific design information is not available:

People:	250 Btuh, sensible 200 Btuh, latent
Lights:	1.5 watts/ft ² , overhead
Equipment:	1 laptop PC per person in lecture halls and classrooms 1 desktop PC per seat in offices 1 copier per 10 people in office groups

Modify internal load calculations as required when more specific design information becomes available, in order to maintain indoor design temperatures.

POTABLE WATER CONSUMPTION

In addition to the requirements of University of Utah Design Standards, Chapter 6, design the plumbing system so that the annual potable water consumption by interior plumbing fixtures is no more than 90% of the Energy Policy Act of 1992 plumbing fixture maximum.

Waterless urinals are not acceptable.

VENTILATION/INDOOR AIR QUALITY

Comply with ASHRAE 62-1999 for minimum ventilation requirements. Provide carbon dioxide (CO₂) monitoring system for demand-controlled ventilation, in accordance with ASHRAE 62-2001, Appendix D, for the following zones:

- Large lecture halls
- Large Conference Rooms (scheduled occupancy greater than 50)
- All other zones with a scheduled occupancy of 50 or greater

Design a ventilation system that results in an air change effectiveness greater than or equal to 0.9 as determined by ASHRAE 129-1997. Follow recommended design approaches in ASHRAE 2001 Fundamentals, Chapter 32.

Develop and implement an IAQ Construction Management Plan that includes the use of high efficiency filters (Minimum Efficiency Reporting Value (MERV) = 8, as determined by ASHRAE 52.2-1999), at each return air grille for systems used during construction.

Flush the building for approved length of time (two-weeks preferred) with 100% outside air prior to substantial completion, then replace all filtration media.

Provide MERV 5 pre-filters and MERV 13 final filters at central air handlers upon completion of project.

In addition to toilet exhaust, provide separate exhaust system for janitor closets and dedicated copy rooms at the rate of 0.5 cfm/ft², and demonstrate that the rooms are maintained at a negative pressure of 0.03" wg relative to adjoining spaces.

COMMISSIONING

Reference University of Utah Design Standards, Chapter 6, Section 6.2.18

Coordinate with commissioning agent retained for the project, and comply with requirements for building commissioning detailed in DFCM Solicitation for Commissioning Services

MEASUREMENT AND VERIFICATION

Install continuous metering equipment for the following uses:

- High temperature hot water Btu consumption at building
- Domestic cold water

The University of Utah requires an ultrasonic flowmeter, with clamp-on (out of flow) transducers. The preferred vendor is Panametrics DF868

SYSTEMS

GENERAL DESCRIPTION

Provide central station custom or field built-up air handler(s) with cooling and heating coils as required to meet minimum ventilation standards. Use backward-inclined centrifugal fans with variable speed control. Locate air handling equipment indoors in a basement mechanical room with adequate service clearance. Locate prime-source mechanical equipment (i.e. heat exchangers, chiller, pumps) in basement mechanical room.

Provide single duct air distribution, with VAV reheat boxes in all zones. Use minimum two row coils in perimeter zones, and single row coils in interior zones. Provide a ducted return air system, and use variable speed return/relief fans.

At a minimum, use constant volume primary, variable volume secondary pumping for the heating water system, and constant volume pumping for chilled and condenser water. Use redundant pumps for all systems.

Provide HOA switches on all pumps and fans

HEATING WATER

Serve building from campus high temperature hot water system, with shut off valve and vents and drains as detailed in Chapter 8 of the University of Utah Design Standards. Locate shut off valve train in outdoor vault, 10 x 10 x 8, with gravel floor and two manholes.

Generate building heating hot water through a shell and tube heat exchanger. Maximum allowable pressure drop on each side of the heat exchanger is 8 ft wc..

Design heating water transport energy consumption as follows:

2	Load	Maximum Water Transport Energy (bhp/1,000,000 Btuh)
	Full Load	2.50
	50% Load	1.15

Provide air handler coils as follows:

Min Rows	Tube	Fins	
	Min Thickness (in)	Max Spacing (fpi)	Max Thickness (in)
2	0.035	6	0.0075

CHILLED WATER

Provide a single water-cooled water chiller, approximately 100 tons capacity, with efficiency detailed below, when tested according to ARI 550/590-98 with 44° leaving chilled water, 85° entering condenser water and 3.0 gpm/ton condenser flow rate:

Measure	Chiller Efficiency
COP	4.20
IPLV	4.65

Report equivalent efficiency at actual entering chilled water and entering condenser water temperatures

Design the chilled water transport energy consumption as follows:

Load	Maximum Water Transport Energy (bhp/ton)
Full Load	0.05
50% Load	0.04

Provide air handler coils as follows:

Min Rows	Tube	Fins	
	Min Thickness (in)	Max Spacing	Max Thickness
6	0.035	10	0.0075

Provide ceramic-fill cooling tower, with full load efficiency per table 803.3.2(6) of 2003 IECC.

AIR DISTRIBUTION

Document fan sizing calculations with zone by zone load calculations

Document critical path supply duct pressure loss, and show process used to review fittings and duct sizing in order to minimize fan pressure requirements.

Use automatic dampers on exhaust fans in lieu of barometric dampers.

Document that transport energy consumption meets the following criteria:

Load	Maximum Air Transport Energy (bhp/1,000 cfm)
Full Load	1.0
50% Load	0.30

Require pressure testing of all duct systems in accordance with 2003 IMC

Reference University of Utah Design Standards, 6.2.6.13 – Provide each space with individual room temperature control. Provide zoning plan during schematic design review that indicates proposed zoning plan for review and approval by Campus Planning staff.

ATRIUM

The two story entry lobby meets the 2003 IBC Section 404 definition of atrium. However, a smoke control system is not required because it meets exception 2 of 404.4, which states that smoke control is not required for floor openings that meet the requirements of Section 1019.1, Exception 9. This exception requires that two means of egress be provided for both floors that are open to the atrium.

PLUMBING

Reference University of Utah Design Standards, Chapter 6 for plumbing requirements.

No automatic lavatory or flush valves are allowed.

FIRE PROTECTION

Provide fire sprinkler protection throughout building. System to comply with NFPA, campus fire marshal and State of Utah Fire Marshal requirements.

A fire pump is not anticipated, because the flow and pressure requirements can likely be met from the campus system. The design team shall conduct a fire flow analysis per DFCM criteria during the design phase to confirm this assumption.

Provide individual floor control assembly, including zone check assembly, at each floor.

Sprinkler Occupancy Hazard Classifications are as follows:

Office and Public Areas:	Light Hazard.
Large Lecture Hall:	Ordinary Hazard, Group 1.
Service Areas:	Ordinary Hazard, Group 1.
Mechanical Equipment Rooms:	Ordinary Hazard, Group 1.
Building Service Areas:	Ordinary Hazard, Group 1.
Electrical Equipment Rooms:	Ordinary Hazard, Group 1.
General Storage Areas:	Ordinary Hazard, Group 1.

Minimum Density for Automatic-Sprinkler Piping Design: As follows: (Reduce Design areas with quick response heads when applicable and increase design area as required for pitched ceilings.

Light-Hazard Occupancy:	0.10 gpm over 1500 ft ² . area.
Ordinary-Hazard, Group 1 Occupancy:	0.15 gpm over 1500 ft ² . area.
Ordinary-Hazard, Group 2 Occupancy:	0.20 gpm over 1500 ft ² . area.
Special Occupancy Hazard:	As determined by authorities having jurisdiction.

Maximum Protection Area per Sprinkler: As follows (except as modified by authorities having jurisdiction)

Office Space: 225/400 ft².

Storage Areas: 130/400 ft².

Mechanical Equipment Rooms: 130 ft².

Electrical Equipment Rooms: 130 ft².

Other Areas: According to NFPA 13 recommendations, unless otherwise indicated.

Components and Installation: Capable of producing piping systems with 175-psig minimum working-pressure rating, unless otherwise indicated. All piping and components are Schedule 40 minimum, and of domestic manufacture.

Class I, standpipe system design shall be designed assuming 150 psi available at fire department connection. Pressure and required flow shall be provided by fire pumper truck.

Provide fire sprinkler protection throughout building. System to comply with NFPA 13, campus fire marshal and State of Utah Fire Marshal requirements.

CONTROLS

Provide Direct Digital Control (DDC) system. Reference University of Utah Design Standards, Chapter 6 for general DDC requirements

Integrate the mechanical and electrical systems. Provide microprocessor to microprocessor communication between the DDC and variable frequency drives, chiller, cooling tower, air handler(s), electrical distribution, lighting, emergency generators, UPS system and building power. Additional points shall be made available for non-mechanical/electrical monitoring that may be required by the engineering department.

Provide written sequence of operation on drawings for all systems controlled by the DDC system.

Provide temperature sensors at airside inlet and outlet of all terminal units.

Space List	HVAC Requirements									Plumbing		
	Operating Schedule		Heating Setpoint (°F)	Cooling Setpoint (°F)	Noise Criteria (RC(N))	ASHRAE 62.1-2004 Table 6-1 Occupancy Category	DCV	Exhaust Rate (cfm/ft²)	Comments	HW	CW	W/V
	Days	Hours										
Department of History												
Staff Space												
Chair's Office	M, T, W, R, F	7:00 a.m. – 8:00 p.m.	72	75	25 – 35	Office space						
Administrative Assistant	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	30 – 40	Office space						
Graduate Support Staff	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	30 – 40	Office space						
Development/Communications Staff	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	30 – 40	Office space						
Graduate/Undergraduate Advisors	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	30 – 40	Office space						
Receptionist	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	30 – 40	Office space						
Faculty Office	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	25 – 35	Office space						
Support Space												
Reception	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	35 – 45	Reception areas						
Copy/Mail/Workroom	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	35 – 45	Office space		0.50				
Storage	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	n/a	Storage areas						
Faculty Lounge / Kitchenette	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	35 – 45	Cafeteria		0.30		x	x	X
GS/TA/Adjunct Reading & Research RM	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	30 - 40	Office space						
Graduate Student Lounge	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	30 - 40	Office space						
Student Computer Lab	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	35 - 45	Computer (not printing)	X					
Archeology Lab	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	30 - 40	Office space						
Academic Space												
Seminar Room (Department Reserve)	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	30 - 40	Classrooms (9 plus)	X					
Classroom (100 person)	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	35 - 45	Lecture Classroom	X					

Space List	HVAC Requirements									Plumbing Requirements		
	Operating Schedule		Heating Setpoint (°F)	Cooling Setpoint (°F)	Noise Criteria (RC(N))	ASHRAE 62.1-2004 Table 6-1 Occupancy Category	DCV	Exhaust Rate (cfm/ft²)	Comments	HW	CW	W/V
	Days	Hours										
Tanner Humanities Center												
Administrative Suite												
Academic Director	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	25 – 35	Office space						
Associate Director's Office	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	25 – 35	Office space						
International Lecture Director	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	25 – 35	Office space						
Program / Development Assistant	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	30 – 40	Office space						
Administrative Assistant	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	30 – 40	Office space						
Receptionist	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	35 – 45	Reception areas						
Work Study / Assoc. Director Support	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	30 – 40	Office space						
Tanner Research Fellows	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	30 – 40	Office space						
Internal Fellows	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	30 – 40	Office space						
Visiting Fellows	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	30 – 40	Office space						
Tanner Graduate Fellows	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	30 – 40	Office space						
Support Space												
Reception	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	35 – 45	Reception areas						
Copy / Mail / Workroom	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	n/a	Office space		0.50				
Kitchenette / Servery	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	n/a	Cafeteria		0.30		x	x	X
Storage	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	n/a	Storage rooms						
THC Lecture & Living Space												
Lecture Room (100 person)	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	35 – 45	Lecture classroom	X					
Seminar Room	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	30 – 40	Conference/meeting	X					
Tanner Living Room	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	30 – 40	Office space	X					
Chair / Table / AV Storage	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	n/a	Storage rooms						

Space List	HVAC Requirements									Plumbing Requirements		
	Operating Schedule		Heating Setpoint (°F)	Cooling Setpoint (°F)	Noise Criteria (RC(N))	ASHRAE 62.1-2004 Table 6-1 Occupancy Category	DCV	Exhaust Rate (cfm/ft²)	Comments	HW	CW	W/V
	Days	Hours										
International Studies												
Asian Studies Staff Space												
Director's Office	M, T, W, R, F	7:00 a.m. - 8:00 p.m.	72	75	25 – 35	Office space						
Administrative Assistant / Advisor	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	30 – 40	Office space						
International Studies Staff Space												
Director's Office	M, T, W, R, F	7:00 a.m. - 8:00 p.m.	72	75	25 – 35	Office space						
Administrative Assistant / Advisor	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	30 – 40	Office space						
Latin America Studies Staff Space												
Director's Office	M, T, W, R, F	7:00 a.m. - 8:00 p.m.	72	75	25 – 35	Office space						
Administrative Assistant / Advisor	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	30 – 40	Office space						
Shared Staff Space												
Budget Officer	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	30 – 40	Office space						
Receptionist	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	35 – 45	Reception areas						
Work Study Stations	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	35 – 45	Office space						
Support Space												
Reception / Resource Room	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	35 – 45	Reception areas						
Copy / Mail / Workroom	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	n/a	Office space		0.50				
Storage	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	n/a	Storage rooms						
Conference Room	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	30 – 40	Conference/meeting	X					
Academic Space												
Seminar Room	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	30 – 40	Classroom (9 plus)	X					

Space List	HVAC Requirements									Plumbing Requirements		
	Operating Schedule		Heating Setpoint (°F)	Cooling Setpoint (°F)	Noise Criteria (RC(N))	ASHRAE 62.1-2004 Table 6-1 Occupancy Category	DCV	Exhaust Rate (cfm/ft²)	Comments	HW	CW	W/V
	Days	Hours										
College of Humanities Phase 1 Building Support												
Public Space												
Lobby	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	40 – 50	Main Entry Lobbies						
Lounge	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	35 – 45	Main Entry Lobbies						
4-Person Group Study	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	30 – 40	Conference/meeting	X					
6-Person Group Study	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	30 – 40	Conference/meeting	X					
Informal Nooks	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	35 – 45	Office space						
Café												
Servery	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	40- 50	Cafeteria		0.30		x	x	x
Storage	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	n/a	Storage rooms						
Seating	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	35 - 45	Cafeteria						
Vending	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	n/a	Cafeteria					x	x
Outdoor Courtyard	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	n/a	n/a						
Building Systems												
Restrooms	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	n/a	Office space		70/fixture		x	x	x
Custodial	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	n/a	Office space		1.00		x	x	x
Central Supplies Storage	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	n/a	Storage rooms						
Supply Distribution Closets	M, T, W, R, F	7:00 a.m. - 6:00 p.m.	72	75	n/a	Storage rooms						
Mechanical	M, T, W, R, F, S, S	12:00 a.m. – 12:00 p.m.	60	90	n/a	n/a				x	x	x
Electrical	M, T, W, R, F, S, S	12:00 a.m. – 12:00 p.m.	72	75	n/a	n/a						
Communications	M, T, W, R, F, S, S	12:00 a.m. – 12:00 p.m.	68	68	n/a	Computer						

5.3 Electrical Report

CODES AND STANDARDS

Codes, Standards, and Guidelines, which are applicable to the design of the electrical systems, are listed below. Comply with each of the latest adopted publications:

ADA, Americans with Disabilities Act
International Energy Conservation Code
EIA/TIA, Electronics Industries Association/Telecommunications Industry Association
IBC 2003, International Building Code
IEEE 1100-1999, Recommended Practice for Power and Grounding Electronic Equipment
IESNA, Illuminating Engineering Society of North America
NFPA, National Fire Protection Association (applicable sections including but not limited to):
 NFPA 70, National Electrical Code
 NFPA 72, National Fire Code
UL, Underwriter's Laboratories
Utah State Fire Marshal Laws, Rules and Regulations
Division of Facilities Construction and Management, Design Criteria
University of Utah Design Standards for Electrical Engineering

SITE UTILITIES

High Voltage Power Distribution

The new College of Humanities – Phase 1 Building shall be served from the campus 12,470 Volt distribution system. The main connection shall be made in existing Manhole MH31D. One set of medium voltage cables shall be extended in existing duct bank through Manholes MH31, MH32, MH32A, MH33 to existing Manhole MH331. The Condition of each conduit shall be confirmed via a utility duct camera. A new 6-way medium voltage load break SF-6 gas switch shall be provided in Existing Manhole MH331. A new (4) 5" duct bank with one set of cables shall be extended from existing Manhole MH331 to a new manhole that shall be located near the Building. A new 4-way medium voltage load break SF-6 gas switch shall be provided in the new manhole. The new 4-way medium voltage switch shall feed a vacuum interrupter SF-6 Gas load break switch which will in turn feed a 480/277 volt, 3-phase, WYE connected transformer at the Humanities Building. The new 6-way medium voltage switch shall also feed a vacuum interrupter SF-6 Gas load break switch which will in turn feed a 208/120 volt, 3-phase, WYE connected transformer at the Humanities Building. Each feeder from the 6-way medium voltage switch shall consist of one set of cables in one (1) 5" and one (1) 5" spare duct bank. The switches and the transformers shall be located exterior to the building in a screened enclosure. The Contractor shall supply locks for all medium voltage pad-mounted switches, switches in manholes, and transformers. Locks shall be University standards and keyed as per Electric Shop keys.

Telecommunication Distribution

The new College of Humanities – Phase 1 building shall have a connection to the campus distribution network. A total of six (6) 4" conduits shall run from this building to existing Manhole 332 which is located north of the LNCO Building. An intermediary manhole may be required depending upon routing. Six (6) 4" conduits shall run adjacent to any new power duct bank installed as indicated above.

It is anticipated that the Phase 2 Building shall be fed from another source. As part of the Phase 1 work, six (6) 4" conduits shall be extended from Phase 1 to the planned location of the Phase 2

Building so that a future tie can take place between the two buildings.

Telecommunication work should comply with the University of Utah telecommunications design standards and all work shall be coordinated with campus Netcom, who will be providing and installing cabling for this building.

POWER DISTRIBUTION SYSTEMS

The main electrical room shall be constructed to house a 480/277 volt main distribution switchboard. This room should be located as close as possible to the pad-mounted high voltage transformers to reduce the length of feeder conduit and conductors.

The 480/277 volt main distribution switchboard shall be free-standing and equipped with a meter that meets University requirements. This board shall be utilized to provide power to lighting panelboards, 480 volt motors, elevators, and large mechanical equipment such as air handlers, pumps, chillers, fans, etc.

The 208/120 volt main distribution switchboard shall also be free-standing and equipped with a meter that meets University requirements. The board shall be utilized to feed lighting and appliance branch circuit panelboards.

The 208/120 volt lighting and appliance branch circuit panelboards shall be utilized to provide power for incandescent lighting, computer equipment, owner furnished equipment, duplex outlets, small mechanical equipment, etc.

Electrical rooms shall be constructed on each floor at either end in the core areas to house 480/277 volt and 208/120 volt branch panel boards and step down transformers.

Electrical rooms shall be stacked on top of each other (floor-to-floor) where possible to reduce length of feeder runs.

Electrical rooms shall have a minimum of 25 % additional space for future growth.

Separate branch panelboards shall be installed to feed power to computer equipment. Computers and any sensitive equipment shall be tied to separate panelboards to isolate them from other equipment such as small mechanical equipment and general-purpose duplex outlets. Main distribution switchboards and branch panelboards shall have 50% excess capacity for future growth and flexibility.

Transient voltage surge suppressors shall be provided for 480/277 volt and 208/120-volt main distribution switchboards, also for computer equipment branch panelboards.

All conductors shall be copper. Conductors for branch circuits shall be sized to prevent voltage drop exceeding 3% at the farthest point with 80% of circuit breaker demand load (duplex outlets, equipment, etc.). The total voltage drop on both feeders and branch circuits shall not exceed 5%.

All conductors shall be installed in conduit. Minimum size of conduit to be $\frac{3}{4}$ ". Type MC Cable may be used only for light fixture whips. Conduit runs to cable trays should not exceed 50'. Install cable trays in the corridors. Provide pull strings in all empty conduit.

A fault current and coordination study should be performed to indicate available fault current at all points in the 15 KV and building power distribution system. New switchboards, panelboards, etc., should be adequately rated for the available fault current. Fuses and circuit breakers should be

selected to ensure minimum system power outage due to overloads or faults. Circuit breakers with adjustable long time, short time, instantaneous and/or ground fault setting shall be set at levels for optimum system coordination. The coordination study shall include all devices in the new building plus the existing upstream feeder device.

Mechanical equipment requiring variable frequency drives (VFDs) shall comply with DFCM and University of Utah Standards. Starters for fans and pumps shall have hand-off-auto switches.

Uninterruptible Power System (UPS)

It is anticipated that a small UPS will be provided by the College of Humanities to backup telephone and data systems for the building. Uninterruptible power system shall be backed up 100% by a building diesel stand-by engine generator. The UPS system shall be maintained by the department and not by the University Shop.

Standby Power Distribution System

Provide a standby diesel engine generator with an under-skid mounted fuel tank. The generators shall be located exterior to the building in a sound attenuated enclosure. It shall be located in a screened enclosure. The generator shall support building life safety equipment, telephone and data equipment, A/C equipment for communication rooms, and other standby outlets as designated by the users. Standby diesel engine generator shall have approximately 10% excess capacity for future growth and flexibility.

Fuel tank should be sized for 12 hours of engine operation at 100% load. University campus has the ability to refill the tank during an extended commercial power outage.

A separate automatic transfer switch should be provided for life safety equipment.

OUTLETS

Locations and number of outlets should be coordinated for each space with users and comply with their needs and requirements. The following is to be used as general guidance:

Offices: For each workstation, provide two duplex outlets dedicated to computer terminals and one additional normal outlet for every 6' of wall space.

Conference and Board Rooms: One outlet for every 6' of wall space, plus one outlet dedicated to computer terminals on all walls. Provide floor outlets underneath conference room tables.

Lounges/Break rooms/Kitchenettes: GFCI outlets on dedicated outlets every 4' on counter top plus dedicated outlets for refrigerator, microwave, and disposal (switched at counter top), vending machines, plus one outlet for every 6' of other wall space in room.

Counter tops (in general): One outlet every 4'.

Lecture Rooms, Seminar Rooms, and other Instructional Spaces: Provide outlets for instructor's station, audio/visual equipment and each student. Provide at least one outlet for each 6' of wall space. Provide floor outlets where stations or equipment cannot be served directly from the wall without crossing aisle space. Where tables are fixed in place, coordinate power outlets mounted

directly into the millwork.

Lounges and Study Areas: Provide power outlets for laptop computers, at least one four-plex for each group of four seats, but no less than one outlet per each 6' of wall space. Provide floor outlets where stations or equipment cannot be served directly from the wall without crossing aisle space.

Café: Provide GFI outlets in quantities and at locations to adequately serve kitchen equipment. Coordinate all work with the food service consultant.

Telecommunication Rooms: Provide UPS outlets and emergency outlets for equipment, and a normal power duplex outlet for general-purpose use.

Electrical Rooms: Provide at least one outlet on emergency power, designated by a red outlet with a red coverplate and labeled "EMERGENCY POWER". Provide at least one outlet on normal power.

Restrooms/Shower Rooms: One GFI outlet near each lavatory counter top.

Corridors: Provide at least one outlet every 25', on alternating sides of the corridor.

Lobbies: Provide at least one outlet every 6', on alternating sides of the lobby.

Stairs: One outlet at the landing of each level.

Storage Rooms (small), Janitors Closets: Two GFI duplex outlets.

Building Exterior: One WP/GFCI outlet near each entrance and adequately spaced in the outside display and student interaction areas.

When voice/data or power is needed in open areas of suspended floors, provide floor boxes only; poke-through devices are not allowed.

Grounding: Grounding Conductors

Grounding conductors shall be installed with all feeder and branch circuits. Provide an additional isolated grounding conductor to all 120/208-volt branch panelboards to comply with University of Utah design standards.

Provide a grounding riser system throughout the telecommunication rooms with grounding bus bars mounted on the wall in each room. All raised floors (if any) shall be grounded to the ground bus bars - ground bus bars shall be installed under the raised floors.

LIGHTING

General

Lighting design shall comply with illumination levels and uniformity criteria of IESNA and its recommended practices. Comply with RP1-93 "Office Lighting", RP-3-00 "Lighting for Educational Facilities", and RP-33-99 "Lighting for Exterior Environments". Except for specialized applications, design lighting with a minimum efficacy of 64 lumens per watt. Specify maximum 20% THD electronic ballasts. In addition, design lighting with a CRI exceeding 82, except in storage, mechanical, electrical, and similar non-public applications. Where appropriate, different lamp types shall be minimized. Use 4' T-8 lamps with CRI of 86 or greater wherever possible. Lamps should be specified to comply with EPA TCLP requirements.

Maintain foot candle level in offices shall be approximately 30 FC. As a minimum controls shall include occupancy sensors with manual override. Daylight harvesting controls shall be provided where practical. Maintained illumination levels in Lecture Rooms shall be 75 FC. Lighting controls shall include various levels of switching and/or dimming as may be appropriate in front-to-back arrangements.

Comply with the International Energy Conservation Code, except that overall energy target requirements shall be exceeded by 15%. Design lighting controls to harvest day lighting where practical, to control based upon occupancy, and according to programmable scheduling as applicable to the application.

Only campus standard lighting fixtures compatible with the campus surroundings should be used for walkways, labyrinth, and plaza. Exterior lighting shall be controlled by a photocell with a hand-off-auto switch.

To meet the requirements of the International Energy Conservation Code, a lighting control system shall be provided to automatically switch off the lights in the building. Manual switches shall be provided to override the system. The lighting control systems shall also control all exterior lighting. Exterior security lighting shall be programmed to be switched on at dusk and off at dawn. All other types of exterior lighting shall be programmed to be switched on at dusk and timed off as directed by the University of Utah.

Interior Lighting

In general, low-glare fluorescent lighting with electronic ballasts should be utilized. Pendant indirect lighting should be strongly considered, but must be carefully coordinated in rooms with projectors so that the fixtures will not interfere with the projected image. Select luminaires for areas where VDTs are planned which are designed to minimize veiling reflections, and provide multilevel lighting control and task lighting to reduce the illuminance on the VDT. Comply with RP-1-93 for office lighting.

In rooms with audio/visual, provide fluorescent lighting with various switched levels and incandescent lighting with dimmers as indicated with a separate controlled zone to reduce glare and illuminance on the audio/visual display. Lighting system shall not be designed to interface with audio/visual control system. In rooms with projectors, provide a scene select station near the instructor position for ease of controlling lighting during presentations in addition to stations at each entrance. Provide whiteboard lighting on separate lighting control zone for each classroom, seminar room, and conference room. Glare from whiteboard lighting shall be minimized to the greatest extent possible. Comply with RP-3-00 for classroom lighting, except increase illuminance to 75 FC (variable). It is desired that occupancy sensor be provided in classroom, seminar rooms, and conference room with provision for override during A/V presentations.

Occupancy sensors should be used for the appropriate applications and control for daylight harvesting. Specify dual technology, ceiling mounted directional sensors in private offices and classrooms with manual off-switches. Ultrasonic sensors shall be provided in restrooms. Programmable lighting control with manual timed overrides should be in all common areas such as open offices, corridors, lobbies, and similar areas.

Maximum connected lighting load in the building shall not exceed that outlined in the International Energy Conservation code.

Provide exit lighting to comply with the IBC. Emergency lighting should be designed for means of egress to 1 FC minimum to comply with the IBC. In addition, include emergency lighting in

restrooms, mechanical rooms, electrical rooms, and communication rooms.

FIRE ALARM SYSTEM

Fire alarm system shall be designed to comply with Utah State Fire Marshall's "Rules and Regulations" and University of Utah Design Standards. Only FCI as distributed by Nelson Fire Systems is allowed on campus. An addressable fire alarm system shall be designed capable of networking with the campus system and reporting back to central campus fire alarm system in building 301 via data network cards. Design strobes visible from all locations except private offices.

Horn installation shall comply with NFPA including for higher ambient noise requirements. Where smoke control systems are required, the integration of the fire alarm with the smoke control systems shall be coordinated. Provide duct detectors and fan shutdown where required by NFPA and the IMC, including detection of smoke at all return air shafts servicing multiple floors. Coordinate location of the building fire alarm control panel and annunciator panel with the Campus fire marshal.

TELECOMMUNICATION SYSTEM

General

The voice and data system shall consist of two main categories: 1) Pathways and Spaces to support the voice and data system, and 2) The structured cabling system provided by the University of Utah Network Communications Department.

Pathways and Spaces

There shall be one main communication rooms. This room shall house the main computer and phone equipment that serves the building. These should be two separate routes, with separate access, but may share a common wall. Each equipment room should be a minimum of 150 square feet in size. The room shall be located on the basement floor. A total of six (6) 4" conduits shall run from the communication room to a designated campus network manhole – Refer to Site Utilities: Telecommunication Distribution.

Each floor shall have at least one communication room that is 110 square feet in size. Additional communication rooms of the same size may be required on each floor if the horizontal cable length to a telecommunications outlet exceeds 100 meters.

A minimum of two (2) 3" conduits shall be run from the communication room on level three to the roof of the building for roof mounted external wireless communications. If possible, all communication rooms shall be located in a stacked configuration and shall be interconnected with at least (4) 4" sleeves.

Each floor shall have a cable tray system that covers each floor. The cable tray system shall connect communication rooms on the same floor. Generally, it shall be routed in corridors and coordinated with ducts, piping, and electrical conduits. It should also be extended into each lecture room or major area. It is anticipated by 12" wide by 4" deep tray should be sufficient; however, this should be carefully evaluated during design. The tray should be trapeze-hung and seismically braced; center-hung trays are not allowed. The location of the tray should be coordinated with duct work and piping during design.

Mechanical fire stop systems should be utilized where the cable tray passes through fire rated partitions to allow for moves, adds, and changes in a flexible and easy manner. Wherever possible,

each room should have cable tray entering the room from two directions to maximize flexibility and future moves, adds, and changes. The cable tray shall be a minimum of 18" wide with a 4" loading depth.

Each telephone/data outlet shall utilize a 4" square by minimum 2-1/8" deep junction box with a single-gang plaster -ring. One 1" conduits with nylon pull rope shall be run from each junction box to the nearest cable tray and a protective bushing should be provided at the end of the conduit at the cable tray. Conduit to tray clamps shall be employed. The University of Utah Network Communications Department shall provide one voice and tow data cables.

In small offices, provide one (1) telephone/data outlet. In larger offices where it is anticipated that there could be two (2) workstations, provide at least two (2) telephone/data outlets and more as may be required. Provide data outlets at nooks and vending areas.

When voice/data or power is needed in open areas of suspended floors, provide floor boxes only; poke-through devices are not allowed.

STRUCTURED CABLING SYSTEM

General

The structured cabling system shall be designed and installed by the University of Utah Network Communications Department (Netcom). The following information is provided only for documentation of the requirements of the user. Final design requirements must be provided to Netcom, so that Netcom can provide a tailored solution for the occupants of the new building. The electrical engineer should coordinate their work closely with Netcom to provide the best and most flexible environment for the structured cabling system.

The structured cabling system shall be designed to support high-speed voice/data/video and future high bandwidth applications. The system should be a University of Utah standard Siemon-CommScope Category 6 solution or the applicable standard at the time of construction.

The campus network service entrance cable and backbone cable shall be fiber-optic. Horizontal cabling to each telephone/data outlet shall be unshielded twisted pair. All backbone cables shall be coiled in a rack-mounted fiber break out enclosure. All horizontal cabling shall be terminated in rack-mounted patch panels. Each communication room shall have a minimum of two 7'-0" high, 19" floor-standing racks.

Each telephone/data outlet shall have at least three (3) Category 6 RJ-45 4-pair ports with a dedicated horizontal Category 6 cable ran from the floor communication room to each port.

Provide telephone outlets for payphones, ATM's, elevator panels, fire alarm panel, building automation system, security system, wall phone and other required uses. Each telephone outlet shall have one Category 6 RJ-45 4-pair port with a dedicated horizontal Category 6 cable ran from the floor communication room to the port.

Wireless

The user desires that the building and all immediate adjacent outdoor areas, be provided with reliable wireless local area network coverage. Provide data outlets at owner designated location for wireless points to cover all interior areas, as well as to spill out into all immediate adjacent outdoor areas. Design wireless access point data outlet with one category 6, RJ-45 data jack mounted in a 4" square by minimum 2-1/8" deep junction box with a coverplate.

SECURITY SYSTEMS

Security system should comply with campus standards (Johnson controls). Security system shall annunciate alarm condition to, and be completely monitored by the University of Utah campus police department.

A security system shall provided which the following (depending upon the needs or the user): Measures to protect materials on public display; perimeter alarms such as door contacts on exterior doors to monitor these possible entry points after hours; passive infrared motion sensors that will detect human movement in the areas to be secured; and security cameras.

If security cameras are desired, it is recommended that digital Internet Protocol (IP) cameras in conjunction with a digital video recorder and server be provided. This will allow access to the system by authorized personnel over the Internet.

BUILDING CARD ACCESS SYSTEMS

The building shall be constructed with provisions for future installation of card readers, magnetic alarm contacts, and electric door strikes for card access to all outside doors, inside doors to computer rooms, Netcom rooms, and inside doors to mechanical room.. Provisions shall include the installation of conduits and outlet boxes as required for card readers, alarm contacts and door strikes.

CLOCK SYSTEM

Provide battery-operated clocks in classrooms, public areas, common areas, etc. Locations of the clocks should be coordinated with the users.

Provide at least one GPS receiver/transmitter at a central location with a roof mounted antenna. The GPS receiver should provide NTP (Network Time Protocol) to a directly connected computer system. Clocks should be correctable by either Code Division Multiple Access (CDMA) or the Global Positioning System (GPS) transmission via wireless communication directly to each clock.

AUDIO AND VIDEO SYSTEMS

General

Audio and video systems shall be specified as part of the building construction work. Audio and video systems in all classrooms will be specified in full compliance with established campus standards. Audio and video systems in all classrooms will be similar in design, function and operation to facilitate user friendly operation by faculty from room to room.

Lecture Room

100-person classrooms shall be provided with fully integrated audio, video, and control systems that are user friendly, simplistic, and easy to maintain. Audio systems will amplify presenter's voices, as well as amplify program audio originating from media source playback devices such as computers and DVD players. Voice will be captured using wireless, lapel microphones and lectern-mounted gooseneck microphones. Once captured, the audio signal will be processed and amplified to a speaker system.

Each classroom will be provided with a building standard teaching station (lectern). Several media source devices will be provided and housed at each lectern. These devices will include, but not be limited to, one permanent computer, inputs for one portable computer, a DVD player, a VCR, a document camera, and audio/video/data sources originating from outside the classroom. Access to the Internet using hardwired and wireless connections with authentication is required. Audio originating from these source devices will be selected, processed, and amplified to a speaker system. In compliance with the Americans with Disabilities Act, a wireless assisted listening and video captioning systems will be provided.

Provide video systems for the large screen display of classroom subject matter. Size projection screens using industry-wide accepted mathematical formulas appropriate for the nearest and furthest viewers. Locate projection screens in close coordination with seating layouts to assure appropriate viewing sight lines. Provide projectors with a minimum native resolution of 1280 x 1024 with 2,000 to 5,000 ANSI Lumens to suit application. As with screen sizing, utilize industry-wide accepted mathematical formulas to calculate the required light output for each projector to assure that images will not be "washed out" by ambient room lighting. Include all video system calculation in the construction drawings.

Provide two projectors and screens with the ability to display different images on the screens simultaneously. The ability to write electronically over both images simultaneously, (annotate), will also be provided. Monitors shall be installed which will allow faculty to see the projected image while still facing the students in front of them.

Equip classrooms with an integrated control panel for control of all audio and video system components. To meet this need, a touch screen control panel will be provided. The touch screen control panel will serve as the control panel, lectern monitor, and the annotation input device. Specify control system manufacturers in compliance with established campus standards. The touch screen control panel will be programmed in full compliance with the end user's desired button layout, configuration, and labeling. In addition, macros (multiple events) will occur when a button on the line touch panel is engaged. The lighting systems and motorized window coverings (where applicable) shall not be integrated into the system, but shall instead be completely separate.

Conduits and boxes shall be provided for the future installation of student interactive classroom receivers and equipment.

Each classroom will be provided with all equipment required for virtual lecturing and "recording" for streaming.

A telephone shall be available for faculty near each classroom, so that when problems arise, the A/V information desk can be quickly notified.

Additional conduits shall be provided between media devices locations, projectors, equipment rooms, etc. in sizes that will allow for future cabling. Minimum size to be 2". The ultimate goal is flexibility.

Power and data outlets shall be provided for each student. If tables are provided, outlets shall be recessed into the table top and have a "pop-up" type covers.

Seminar and Conference Rooms

Seminar and Conference rooms shall be provided with audio, video, and control systems that are user friendly, simplistic, and easy to maintain. Audio systems will amplify presenter's voices, as well as amplify program audio originating from media source playback devices such as computers and DVD players. Voice will be captured using wireless, lapel microphones. Once captured, the audio signal

will be processed and amplified to a speaker system.

Media sources for each seminar or conference room shall be housed in built-in cabinetry or on a portable cart at the discretion of the College. These devices will include, but not be limited to, one permanent computer, inputs for one portable computer, a DVD player, a VCR, and audio/video/data sources originating from outside the classroom. Access to the Internet using hardwired and wireless connections with authentication is required. Audio originating from these source devices will be selected, processed, and amplified to a speaker system.

Provide video systems for the small screen display of subject matter. Size projection screens using industry-wide accepted mathematical formulas appropriate for the nearest and furthest viewers. Locate projection screens in close coordination with seating layouts to assure appropriate viewing sight lines. Provide projectors with a minimum native resolution of 1280 x 1024 with 2,000 to 5,000 ANSI Lumens to suit application. As with screen sizing, utilize industry-wide accepted mathematical formulas to calculate the required light output for each projector to assure that images will not be "washed out" by ambient room lighting. Include all video system calculation in the construction drawings.

A telephone shall be available for faculty near each classroom, so that when problems arise, the A/V information desk can be quickly notified.

Additional conduits shall be provided between media devices locations, projectors, equipment rooms, etc. in sizes that will allow for future cabling. Minimum size to be 2". The ultimate goal is flexibility.

Power and data outlets shall be provided for each student in seminar rooms and at least two in conference rooms. If tables are provided, outlets shall be recessed into the table top and have a "pop-up" type covers.

TV Distribution System

The campus TV distribution system will be extended into the new building. An RF TV distribution system will be provided for distribution of campus audio and video signals through the building. The TV distribution system shall be provided with cable, amplifiers, splitters, directional couplers, terminators, outlets, and connectors. The system will be the broadband type, for distribution of low resolution, modulated audio and video signals onto a carrier frequency. A minimum 750 MHz bandwidth shall be specified and all outlets will be provided with between +5 and +10 dBu at each building television outlet.

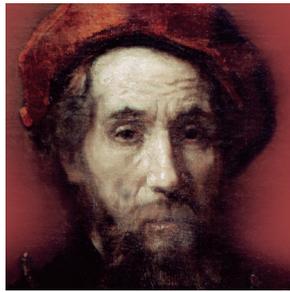
SUSTAINABILITY:

The University desires that the new College of Humanities Building demonstrate sustainable design, construction and operation principles. High performance electrical systems are central to this vision, not only because they directly affect energy consumption, but also indoor air quality, work performance and thermal comfort. Additionally, those systems, in order to function at their highest level, require commissioning and on-going measurement and verification. This program lists steps that the electrical designer must take to exceed code-minimum standards in each of those categories, through an integrated design process with all design team members, and a commitment to high-performance design.

PROJECT DOCUMENTATION

Provide a design narrative that includes the following:

1. Basis of design, including all information required to prepare the design.
2. Sequence of operation of all systems, as well as their interaction with other systems.
3. System description, including operating parameters and assumptions.
4. Acceptance testing requirements, in tabular form, for use by the installing contractor and verification by the design engineer. This may be incorporated into the commissioning documentation.
5. A description of the methods used by the design team to achieve sustainability, including the integrated design process; and a description of the results, i.e. a description of the sustainable elements included in the design. Include in this section how the requirements of this program were met.
6. Results of the energy simulation, with a design energy performance standard for the building.



Project Cost Summary

PROJECT NAME.....COLLEGE OF HUMANITIES BUILDING
 LOCATION.....UNIVERSITY OF UTAH
 ARCHITECT.....CRSA SF 37,494
 STAGE OF DESIGN.....PROGRAMMING

UNI #	DESCRIPTION	UNIT QTY	UNIT COST	
	Archeology Lab Mechanical	120 SF	\$ 39.75	\$ 4,770
	Archeology Lab Electrical	120 SF	\$ 16.50	\$ 1,980
	Student Computer Lab Finishes	240 SF	\$ 27.50	\$ 6,600
	Student Computer Lab Mechanical	240 SF	\$ 38.65	\$ 9,276
	Student Computer Lab Electrical	240 SF	\$ 20.50	\$ 4,920
	Seminar Room Finishes	800 SF	\$ 35.00	\$ 28,000
	Seminar Room Mechanical	800 SF	\$ 29.65	\$ 23,720
	Seminar Room Electrical	800 SF	\$ 14.50	\$ 11,600
	Classroom Finishes	1800 SF	\$ 45.95	\$ 82,710
	Classroom Mechanical	1800 SF	\$ 32.50	\$ 58,500
	Classroom Electrical	1800 SF	\$ 12.65	\$ 22,770
	SUBTOTAL FOR DEPARTMENT OF HISTORY			\$ 866,324
2	TANNER HUMANITIES CENTER			
	Academic Director Finishes	160 SF	\$ 46.50	\$ 7,440
	Academic Director Mechanical	160 SF	\$ 29.65	\$ 4,744
	Academic Director Electrical	160 SF	\$ 15.50	\$ 2,480
	Associate Director Finishes	140 SF	\$ 46.50	\$ 6,510
	Associate Director Mechanical	140 SF	\$ 29.65	\$ 4,151
	Associate Director Electrical	140 SF	\$ 15.50	\$ 2,170
	Intl. Lecture Director Finishes	140 SF	\$ 46.50	\$ 6,510
	Intl. Lecture Director Mechanical	140 SF	\$ 29.65	\$ 4,151
	Intl. Lecture Director Electrical	140 SF	\$ 15.50	\$ 2,170
	Program Devl. Assistant Finishes	140 SF	\$ 46.50	\$ 6,510
	Program Devl. Assistant Mechanical	140 SF	\$ 29.65	\$ 4,151
	Program Devl. Assistant Electrical	140 SF	\$ 15.50	\$ 2,170

PROJECT NAME.....COLLEGE OF HUMANITIES BUILDING
LOCATION.....UNIVERSITY OF UTAH
ARCHITECT.....CRSA SF 37,494
STAGE OF DESIGN.....PROGRAMMING

UNI #	DESCRIPTION	UNIT QTY	UNIT COST	
	Kitchenette/ Servery Electrical	140 SF	\$ 18.50	\$ 2,590
	Storage Finishes	140 SF	\$ 29.50	\$ 4,130
	Storage Mechanical	140 SF	\$ 18.65	\$ 2,611
	Storage Electrical	140 SF	\$ 10.50	\$ 1,470
	Lecture Room Finishes	3100 SF	\$ 56.65	\$ 175,615
	Lecture Room Mechanical	3100 SF	\$ 29.65	\$ 91,915
	Lecture Room Electrical	3100 SF	\$ 16.50	\$ 51,150
	Seminar Room Finishes	800 SF	\$ 76.65	\$ 61,320
	Seminar Room Mechanical	800 SF	\$ 29.65	\$ 23,720
	Seminar Room Electrical	800 SF	\$ 20.50	\$ 16,400
	Tanner Living Room Finishes	320 SF	\$ 76.65	\$ 24,528
	Tanner Living Room Mechanical	320 SF	\$ 32.65	\$ 10,448
	Tanner Living Room Electrical	320 SF	\$ 20.50	\$ 6,560
	Chair/Table/AV Storage Finishes	140 SF	\$ 29.50	\$ 4,130
	Chair/Table/AV Storage Mechanical	140 SF	\$ 18.65	\$ 2,611
	Chair/Table/AV Storage Electrical	140 SF	\$ 10.50	\$ 1,470
	SUBTOTAL FOR TANNER HUMANITIES			\$ 758,613
3	INTERNATIONAL STUDIES			
	Director's Office Finishes	140 SF	\$ 29.50	\$ 4,130
	Director's Office Mechanical	140 SF	\$ 29.65	\$ 4,151
	Director's Office Electrical	140 SF	\$ 14.50	\$ 2,030
	Administrative Assistant Finishes	100 SF	\$ 29.50	\$ 2,950
	Administrative Assistant Finishes	100 SF	\$ 29.65	\$ 2,965
	Administrative Assistant Finishes	100 SF	\$ 14.50	\$ 1,450
	Director's Office Finishes	140 SF	\$ 29.50	\$ 4,130



Appendix

7.0 Appendix

2003 IBC Code Review Report

Cooper Roberts Simonsen Architecture
 700 North 200 West
 Salt Lake City, Utah 84103
 Phone: (801) 355-5915, Fax: (801) 355-9885

Plan analysis based on
 the 2003 International Building Code

Project Number: Bo5-065
 Project Name: UU COH Phase I
 Address:

Date: November 1, 2005

Occupancy: B
 Construction: III-A

Contractor:
 Designer: CRSA
 Engineer:
 Report By: Kathy Wheadon

NOTE: The code items listed in this report are not intended to be a complete listing of all possible code requirements in the 2003 IBC. It is a guide to selected sections of the code.

Report created using Plan Analyst software by IHS Global 800-854-7179

SPRINKLER SYSTEM:
 NFPA 13 sprinkler system throughout the building

FRONTAGE INCREASE:
 Perimeter of the entire building = 650 feet.
 Perimeter which fronts a public way or accessible open space = 90 feet.
 Minimum width of public way or accessible open space = 90
 Allowable area increased 0.0% for frontage increase.
 -- Sec. 506.2 NOTE: Limit in Section 506.2.1 used.

FL	NAME	OCC	MAX FLR	AREA	ALLOWED	RATIO	STATUS
3	Office	B	ok	8000	28500	0.28	ok
3	Class Room	B	ok	1000	28500	0.04	ok
TOTAL FOR FLOOR				9000	28500	0.32	ok
2	Office	B	ok	8000	28500	0.28	ok
2	Class Room	B	ok	1000	28500	0.04	ok
TOTAL FOR FLOOR				9000	28500	0.32	ok
1	Office	B	ok	10000	28500	0.35	ok
1	Class Room	B	ok	10000	28500	0.35	ok
TOTAL FOR FLOOR				20000	28500	0.7	ok
B1	Mechanical Room	B	ok	3000	28500	0.11	ok
TOTAL FOR FLOOR				3000	28500	0.11	ok
BUILDING TOTAL				38000	85500	0.44	ok

-- Sec. 503, 504, 506 and Table 503

Code review for:
Project Id.: UU COH Phase I
Address:

Basement area not included in the total when checking allowable area.
-- Sec. 503.1.1

The actual height of this building is 45.0 feet.
The maximum height of this building is 85.0 feet. -- Table 503

PROPERTY DESCRIPTION:

North Side has a property line. - Distance to property line = 250.0
East Side has a property line. - Distance to property line = 250.0
South Side has a property line. - Distance to property line = 250.0
West Side has a property line. - Distance to property line = 250.0

EXTERIOR WALL FIRE RATINGS AND OPENING PROTECTION
Sec. 602, Tables 601 and 602, and Sec. 704

OCC	NORTH			EAST			SOUTH			WEST		
	BRG	NON	OPNG%	BRG	NON	OPNG%	BRG	NON	OPNG%	BRG	NON	OPNG%
B	2-hr	0-hr	NL/NL	2-hr	0-hr	NL/NL	2-hr	0-hr	NL/NL	2-hr	0-hr	NL/NL

The exterior walls are required to be of NONCOMBUSTIBLE material.
-- Sec. 602.3

Exterior walls are required to be fire-rated for exposure to fire:
1. From Both sides when fire separation is 5 feet or less.
2. On the interior side only when separation is greater than 5 feet.
-- Sec. 704.5

Then maximum percent of area of unprotected opening has been
adjusted for an automatic sprinkler system. -- Sec. 704.8.1

up/pr = Maximum percent of openings in the exterior wall.
-- Table 704.8

up - The maximum percent if all openings are unprotected.

pr - The maximum percent if all openings are protected.

If some are protected and some are not, then use formula
in Sec. 704.8

Openings in 1hr walls are required to be protected with
3/4 hour assemblies. -- Sec. 704.12 and Sec. 715.4

Openings in walls required to be greater than 1hr are required
protected with 1 1/2 hour assemblies. -- Sec. 715.4

NL = No fire protection requirements for openings.

NP = Openings are not permitted in this wall.

Code review for:
 Project Id.: UU COH Phase I
 Address:

- * = These walls may be required to have a parapet wall 30 inches above the roofing. The parapet wall is required to have the same fire rating as the wall and shall have noncombustible faces for the uppermost 18 inches. -- Sec. 704.11
 Exception 1: A parapet wall is not required when the wall is not required to be fire-resistive.

FIRE RESISTANCE RATINGS FOR BUILDING ELEMENTS -- Table 601

ELEMENT	MATERIAL	RATING	NOTES
Structural Frame	Any	1 hour	
Interior Bearing wall	Any	1 hour	
Interior nonbrg wall	Any	0 hr	
Shaft Enclosure	Any	2 hour	Note 1
Floor/Ceiling Assembly	Any	1 hour	
Roof/Ceiling Assembly	Any	1 hour	Note 8, 4
Stairs	Any	None	

NOTES:

1. Fire resistance rating for shafts based on Section 707.4
 NOTE: See Section 707.2 for shaft enclosure exceptions.
4. Heavy timber shall be permitted where a 1 hour or less fire rating is required. -- Table 601, c.2.
8. Except in F1, H, M, and S1 uses, fire protection is not required for structural members including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire retardant treated wood members are permitted to be used for unprotected members.
 -- Table 601, c.1.

SHAFT REQUIREMENTS:

Openings other than those necessary for the purpose of the shaft shall not be permitted. -- Sec. 707.7.1
 Penetrations other than those necessary for the purpose of the shaft shall not be permitted. -- Sec. 707.8.1

Shafts that do not extend to the bottom of the building shall:

1. Be enclosed at the lowest level with the same fire-resistance rating as the lowest floor but not less than the rating of the shaft enclosure; or
2. Terminate in a room having a use related to the purpose of the shaft. The room and openings shall have a fire-resistance rating at least equal to the shaft enclosure; or
3. Be protected by approved fire dampers installed at the lowest floor level within the shaft enclosure.

-- Sec. 707.11

Code review for:
Project Id.: UU COH Phase I
Address:

PENETRATIONS OF FIRE RESISTIVE ASSEMBLIES -- Sec. 712

WALLS ASSEMBLIES -- Sec. 712.3

Through penetrations of walls:

1. Penetrations shall be installed as tested in the fire resistance rated assembly. -- Sec. 712.3.1.1
2. Penetrations shall be protected by an approved penetration firestop system with a minimum positive pressure differential of 0.01 inch of water and shall have an F rating of not less than the required rating of the wall penetrated. -- Sec. 712.3.1.2

Exception: Where penetrating items are steel, ferrous or copper pipes or steel conduits, the annular space between the and the penetrating item and the fire resistance rated wall shall be permitted to be protected as follows:

1. In concrete or masonry walls where the penetrating item is a maximum of 6 inches nominal diameter and the openings is a maximum 144 square inches, concrete, grout or mortar shall be permitted.
2. The material used to fill the annular space shall prevent the passage of flame and hot gasses sufficient to ignite cotton.

Membrane penetrations of walls:

The requirements are the same as for through penetrations.

-- Sec. 712.3.2

Exceptions:

1. Steel electrical outlet boxes that do not exceed 16 square inches provided that the area of such openings does not exceed 100 square inches for any 100 square feet of wall area. Boxes on opposite sides of the assembly shall be separated by a horizontal distance of not less than 24 inches.
2. Sprinklers with metal escutcheon plates.

Code review for:
Project Id.: UU COH Phase I
Address:

FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES -- Sec. 712.4

Through penetrations of fire-resistive horizontal assemblies:

1. Through penetrations shall be installed as tested in an approved fire resistance rated assembly. -- Sec. 712.4.1.1
2. Penetrations shall be protected by an approved penetration firestop system with a minimum positive pressure differential of 0.01 inch of water and shall have an F rating and a T rating of not less than 1 hour but not less than the required rating of the floor penetrated. -- Sec. 712.4.1.2

Exceptions:

1. When penetrating items are steel, ferrous or copper conduits, pipes, tubes and vents through a single concrete floor, the annular space shall be permitted to be grout or mortar. The minimum thickness is the thickness required to maintain the fire rating. The maximum size of the penetrating items is equivalent to a 6-inch diameter and the opening is a maximum of 144 square inches.
2. Electrical outlet boxes that have been tested for use in fire assemblies.

Membrane penetrations of fire-resistive horizontal assemblies:

The requirements are the same as for through penetrations.

-- Sec. 712.4.2

Exceptions:

1. When penetrating items are steel, ferrous or copper conduits, electrical outlet boxes, pipes, tubes and vents through concrete or masonry and the annular space is protected by an approved penetration firestop assembly or protected to prevent the free passage of flame and products of combustion. Such penetrations shall not exceed an aggregate area of 144 square inches in any 100 square feet of ceiling area in assemblies without penetrations.
2. Electrical outlet boxes that have been tested for use in fire assemblies.
3. Sprinklers with metal escutcheon plates.

DUCTS AND AIR TRANSFER OPENINGS -- Sec. 716

Dampers shall be accessible for inspection and servicing. 716.4

Where required. -- Sec. 716.5

1. Fire walls. -- Sec. 716.5.1
2. Fire barriers -- Sec. 716.5.2 See exceptions
3. Shaft enclosures -- Sec. 716.5.3 See exceptions
4. Fire partitions -- Sec. 715.5.4 See exceptions
5. Smoke barriers -- Sec. 715.5.5 (smoke damper) See exceptions

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DRAFTSTOPPING:

Draftstopping is not required in buildings equipped throughout with an automatic sprinkler system in accordance with NFPA 13. -- Sec. 717.3.3 Exception (floor) and Sec. 717.4.3, Exception (attic)
 Opening in the partitions shall be protected by self-closing doors with automatic latches constructed as required for the partitions.
 -- Sec. 717.4.1.1

OCCUPANCY SEPARATIONS -- Sec. 302.3.2 and Table 302.3.2
 No occupancy separations required.

SEPARATION OF INCIDENTAL USE AREAS -- Table 302.1.1
 Furnace rooms where any piece of equipment is over 400,000 BTU per hour input -- Smoke barrier -- Sec. 302.1.1.1
 Rooms with any boiler over 15 psi and 10 horsepower -- Smoke barrier -- Sec. 302.1.1.1
 Refrigerant machinery rooms -- Smoke barrier -- Sec. 302.1.1.1
 Incinerator rooms -- 2 hours and an automatic sprinkler system
 Storage rooms over 100 square feet -- Smoke barrier -- Sec. 302.1.1.1
 Note: This list covers only the most common uses. See Table 302.1.1 for a complete list.

EXIT REQUIREMENTS:

FL	NAME	NUMB OCC	MIN EXITS	MIN WIDTH	PANIC HDWR	CORRIDOR RATING	DOOR SWING	NOTES
3	Office	80	2	12.0	No	None	Out	1 2
3	Class Room	50	2	7.5	No	None	Out	2
TOTAL FOR FLOOR		130	2	26.0	No	None	Out	
2	Office	80	2	12.0	No	None	Out	1 2
2	Class Room	50	2	7.5	No	None	Out	2
TOTAL FOR FLOOR		130	2	26.0	No	None	Out	
1	Office	100	2	15.0	No	None	Out	1 2
1	Class Room	500	2	75.0	No	None	Out	1 2
TOTAL FOR FLOOR		600	3	90.0	No	None	Out	11 3
B1	Mechanical Room	10	1	1.5	No	None	N/R	
TOTAL FOR FLOOR		10	2	2.0	No	None	N/R	

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FOOTNOTES:

1. Two exits are required from this area since the occupant load exceeds allowable in Table 1014.1
2. Two exits are required from this area since the common path of egress limits in Section 1013.3
3. Number of exits in this area is based on Table 1018.1
11. Note: If 2nd floor and basement exit through the first floor, exiting on the first floor is to be based on egress convergence. Base exiting requirements on the 1st floor using the sum of the occupants on the 2nd floor and in the basement. -- Sec. 1004.5

NOTES FOR EXIT TABLE

Door swing is based on Section 1008.1.2

Occupant load is based on Section 1004 and Table 1004.1.2

Exit width is in inches and based on Section 1005.1 & Table 1005.1

Width shown for all areas is based on other egress components.

Width shown for 1st floor is based on other egress components.

Width shown for other floors & basements is based on stairways.

For the minimum width of doors, see Section 1008.1.1.

For the minimum width of corridors, see Section 1016.2.

For the minimum width of stairways, see Section 1009.1.

Exits shall be continuous from the point of entry into the exit to the exit discharge. -- Sec. 1003.6

If 'CORRIDOR RATING' = N/A

There is no corridor in this area.

If 'CORRIDOR RATING' = None

Walls and ceilings of corridors are not required to be fire-resistive unless they are required to be fire-resistive based construction type.

-- Table 1016.1

There is no restriction as to the amount and type of openings unless protection of openings is required by some other code provision.

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If 'CORRIDOR RATING = 1 hour or 1/2 hr

Walls shall be fire-resistive -- Table 1016.1 Walls shall extend to the underside of the floor/roof slab or deck or to the fire-resistance rated floor/ceiling or roof/ceiling assembly above. -- Sec. 708.4

Exception 2: Where the room-side membrane is carried through to the underside of a fire resistance rated floor or roof, the ceiling of the corridor shall be permitted to be protected by the use of ceiling materials as required for a 1-hour rated system or the ceiling shall be constructed as required for the corridor walls.

Door openings are required to be protected with 20 minute (1/3 hour) fire assemblies. -- Sec. 715.3.3 & Table 715.3

Doors shall be self-closing or automatic-closing. -- Sec. 715.3.7

Doors shall have an active latch bolt that will secure the door when closed. -- Sec. 715.3.7.1

Window openings are required to be protected with labeled 45 minute (3/4-fire-hour) fire-assemblies. -- Sec. 715.4 & Table 715.4

Exception: Glazing in 0.5-hour walls is permitted to have an 0.33-hour rating.

The total area of windows shall not exceed 25 percent of the area of a common wall with any room. -- Sec. 715.4.7.2

Corridors shall not serve as supply, return, exhaust, relief or ventilation air ducts or plenums. -- Sec. 1016.4 See Exceptions

Fire resistant corridors shall not be interrupted by intervening rooms. -- Sec. 1016.5

Exception: Foyers, lobbies or reception rooms constructed as required for corridors.

When more than one exit is required, exit access shall be arranged such that there are no dead ends in corridors more than 20 feet.

-- Sec. 1016.3

Exception 2: In Groups B or F with an automatic sprinkler system, the dead end of a corridor shall not exceed 50 feet.

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EXIT SEPARATION

In areas where 2 exits are required, the minimum separation is 1/3 of the maximum diagonal of the area or floor measured in a straight line between exits or exit access doorways.-- Sec. 1014.2.1, Exception 2
Note: In areas with more than 2 exits, at least 2 exits must be 1/3 of the maximum diagonal of the area or floor measured in a straight line between exits or exit access doorways. Additional doorways shall be arranged so that if one becomes blocked, the others will be available.

-- Sec. 1014.2.2

Multiple means of egress shall be sized such that the loss of any one means of egress shall not reduce the available capacity by more than 50 percent. -- Sec. 1005.1

EXIT SIGNS

Exits and exit access doors shall be marked by an approved exit sign. Signs shall be placed where the exit or the path of egress travel is not immediately visible. No point to be more than 100 feet from an exit sign.

-- Sec. 1011.1

Exception 1: Exit signs are not required in rooms or areas which require only one exit.

Exception 2: Main exterior exit doors which obviously and clearly are identifiable as exits need not be signed when approved.

Exit signs shall be internally or externally illuminated.

-- Sec. 1011.2

Exit sign shall be illuminated at all times including during loss of primary power. -- Sec. 1011.4 & Sec. 1011.5.3

BOLT LOCKS:

Manually operated flush bolts and surface bolts are not permitted.

-- Sec. 1008.1.8.4

Exception 2: Where a pair of doors serves a storage or equipment room, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf.

LOCKS AND LATCHES:

Egress doors shall be readily openable from the egress side without the use of a key or any special knowledge or effort. -- Sec. 1008.1.8

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Locks and latches shall be permitted to prevent operation where any of the following exists:

Exception 2: The main door or doors in Group B, F, M and S areas are permitted to be equipped with key operating locking devices from the egress side provided:
2.1 The locking device is readily distinguishable as locked.
2.2 A readily visible durable sign is posted on the egress side stating: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED

Exception 3: Where egress doors are used in pairs, automatic flush bolts shall be permitted to be used, provided the door leaf having the automatic flush bolts has no doorknob or surface-mounted hardware.

ADDITIONAL DOORS:

Where additional doors are provided for egress purposes, they shall conform to the requirements in Section 1008.1

LANDINGS AT DOORS:

1. There shall be a floor or landing on each side of a door.
-- Sec. 1008.1.4
2. Such floor or landing shall be at the same elevation on each side of the door. -- Sec. 1008.1.4
3. The floor or landing shall not be more than 1/2 inch lower than the threshold. -- Sec. 1008.1.6
4. Landings shall have a width not less than the width of the stairway or width of the doorway, whichever is the greater. Where a landing serves an occupant load of 50 or more, doors in any position shall not reduce the landing dimension to less than one half it required width. The minimum length in the direction of exit travel is 44 inches. -- Sec. 1008.1.5
5. The space between two doors in series shall be 48 inches plus the width of door swinging into the space. -- Sec. 1008.1.7

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STAIR REQUIREMENTS:

Stairways:

1. The riser heights shall not be less than 4 inches or greater than 7 inches. The minimum tread depth is 11 inches. -- Sec. 1009.3 The maximum variation is 3/8 inch between the largest and the smallest in a stairway flight. -- Sec. 1009.3
2. The minimum width of a stairway is 36 inches, 44 inches if the occupant load is greater than 50. -- Sec. 1009.1
Also, check exit table above to see if minimum width is greater than 44 inches.
3. Provide a handrail on each side of stairways. -- Sec. 1009.11
Handrail height, measured above stair tread nosing, shall be not less than 34 inches and not more than 38 inches. -- Sec. 1009.11.1
Handrails with a circular cross section shall have an outside diameter of at least 1 1/4 inches and not greater than 2 inches or shall provide equivalent graspability. -- Sec. 1009.11.3
Handrail-gripping surfaces shall be continuous without interruption by newel post or other obstructions. -- Sec. 1009.11.4
Handrails shall return to a wall, guard or the walking surface or shall be continuous to the handrail of an adjacent stair flight. Where handrails are not continuous between flights, the handrails shall extend horizontally at least 12 inches beyond the top riser top riser and continue to slope for the depth of one tread beyond the bottom riser. -- Sec. 1009.11.5
4. Open sides of walking surfaces which are located more than 30 inches above the floor or grade below are required to have a guard. -- Sec. 1012.1
5. The minimum height of guard is 42 inches. -- Sec. 1012.2
6. Open guards shall have balusters or ornamental pattern such that a 4-inches diameter sphere cannot pass through any opening up to a height of 34 inches. From a height of 34 inches above the adjacent walking surface to 42 inches above the walking surface, a sphere 8 inches in diameter shall not pass. -- Sec. 1012.3
Exception 1. The triangular opening formed at the riser, tread and guardrail may be 6 inches.
7. The minimum headroom clearance is 80 inches (6 ft.- 8 inches.) measured vertically from a line connecting the edge of the nosing. Headroom shall be continuous to the point where the line intersects the landing below. The minimum clearance shall be maintained the full width of the stairway and landing. -- Sec. 1009.2
8. Enclosed usable space under the stairs is required to be protected by 1-hour fire-resistive construction or the fire-resistance rating of the stairway enclosure, whichever is greater. -- Sec. 1019.1.5
9. A flight of stairs shall not have a vertical rise greater than 12 feet between floor levels or landings. -- Sec. 1009.6

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STAIRWAY ENCLOSURES:

1. Stairways are required to be in 2 hour fire resistive exit enclosures.
-- Sec. 1019.1
Exception 4: Stairways that are not a required means of egress element only need to comply with shaft enclosure requirements in Section 707.2
See Exception 2 to shaft enclosures in Section 707.2
Exception 7 in Section 707.2, Not required if:
7.1 Does not connect more than two stories.
7.3 Is not concealed.
7.6 Is separated from openings to other floors by construction complying with shaft requirements.
2. The openings into the exit enclosure are required to be 1 1/2 hour fire assemblies. -- Table 715.3
Openings into enclosure are limited to those necessary for exit access to the enclosure from normally occupied spaces and for egress from the enclosure. -- Sec. 1019.1.1
Doors shall be self-closing or automatic closing. -- Sec. 715.3.7
3. Exit enclosure must discharge directly to the exterior of the building.
-- Sec. 1023.1
Exception 1: 50 percent of the number and capacity may exit through areas on the level of discharge provided all of the following are met:
 - 1.1 There is a free and unobstructed way to the exterior that is readily visible and identifiable from the exit enclosure.
 - 1.2 The level of exit discharge is separated from areas below by construction conforming the fire resistance rating for the enclosure.Exception 2: 50 percent of the number and capacity may exit through a vestibule provided all of the following are met:
 - 2.1 The area of the vestibule is separated from areas below by construction conforming the fire resistance rating for the enclosure.
 - 2.2 The depth from the exterior of the building is not greater than 10 feet and the length is not greater than 30 feet.
 - 2.3 The vestibule is separated from the remainder of the level of exit discharge by construction providing at least the equivalent of approved wired glass in steel frames.
 - 2.4 The vestibule is used only for means of egress and exits directly to the outside.

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4. The walls and soffits within enclosed usable spaces under stairways shall be protected by 2 hour fire resistant construction. Access to the enclosed usable space shall not be directly from within the stair enclosure. -- Sec. 1019.1.5
5. If a stairway continues below the level of exit discharge, an approved barrier is required at the level. Directional exit signs shall be provided. -- Sec. 1019.1.6

ELEVATOR REQUIREMENTS:

1. An approved pictorial sign of a standardized design shall be posted adjacent to each elevator call station on all floors instructing occupants to use the exit stairways and not to use the elevators in case of fire. -- Sec. 3002.3
3. Hoistways of elevators penetrating more than three stories shall be provided with a means for venting smoke and hot gases to the outer air in case of fire. -- Sec. 3004.1

EXIT ACCESS TRAVEL DISTANCE:

The maximum travel distance in Group B is 300 feet. -- Table 1015.1

BUILDING ACCESSIBILITY

1. In addition to accessible entrances required by Sections 1105.1.1 through 1105.1.6, at least 50 percent of all public entrances shall be accessible. -- Sec. 1105.1
2. At least one accessible entrance shall be provided to each tenant, dwelling unit and sleeping unit in a facility. -- Sec. 1105.1.6
3. Where parking is provided, accessible parking spaces shall be provided in compliance with Table 1106.1 -- Sec. 1106.1
4. At least one accessible route shall connect each accessible level. -- Sec. 1104.4 See exceptions.
5. Accessible routes shall coincide with or be located in the same area as a general circulation path. Where the circulation path is interior, the accessible route shall also be interior. -- Sec. 1104.5
6. On floors where drinking fountains are provided, at least 50 percent, but not less than one fountain shall be accessible. -- Sec. 1109.5

ROOFING REQUIREMENTS:

1. The roofing on this building is required to be Class B or better. -- Table 1505.1

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STANDPIPE AND HOSE SYSTEMS -- Sec. 905

Class III standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access.

-- Sec. 905.3.1

Exception: Class I standpipes are allowed in buildings with an automatic sprinkler system.

See sections 905.4 and 905.6 for required locations.
See section 905.7 for cabinet requirements.

FIRE ALARM SYSTEM -- Sec. 907

A manual fire alarm system is required. -- Sec. 907.2.2

Exception: Manual alarm boxes are not required if the notification appliances will activate upon sprinkler waterflow.

If the automatic sprinkler system is connected to building fire alarm system, automatic heat detection is not required. -- Sec. 907.2

LIGHT AND VENTILATION

1. Every space intended for human occupancy shall be provided with natural light. The minimum net glazed area shall not be less than 8% of the floor area. -- Sec. 1205.1 and 1205.2
Any room is permitted to be considered as a portion of an adjoining room where one half of the area of the common wall is open and unobstructed and provided not less than one tenth of the floor area or 25 square feet, whichever is greater. -- Sec. 1205.2.1
Artificial light shall be provided that is adequate to provide an average illumination of 10 foot candles over the area of the room at a height of 30 inches above the floor. -- Sec. 1205.3
2. Natural ventilation of an occupied space shall be through windows, doors, louvers or other openings to the outdoors. -- Sec. 1203.4
The minimum openable area to the outdoors shall be 4 percent of the floor area. -- Sec. 1203.4.1
Any room is permitted to be considered as a portion of an adjoining room where unobstructed openings are provided that have an area not less than 8% of the floor area of the interior room but no less than 25 square feet. -- Sec. 1202.3.1.1
When openings are below grade, clear space measured perpendicular to the opening shall be one and one half times the depth of the opening. -- Sec. 1203.4.1.2
3. Rooms containing bathtubs, showers, spas and similar bathing fixtures shall be mechanically ventilated. -- Sec. 1203.4.2.1

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CEILING HEIGHTS:

Occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7 feet 6 inches. Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall be permitted to have a ceiling height of not less than 7 feet. -- Sec. 1208.2

WALL AND CEILING FINISH:

1. Wall and ceiling finish materials are required to comply with Sec. 803.5 and Table 803.5.
2. Textile wall coverings shall have Class A flame spread index and shall be protected by automatic sprinklers or meet the criteria in Section 803.6.1.1 or 803.6.1.2. -- Sec. 803.6.1
3. Carpet and similar textile materials used as a ceiling shall have a Class A flame spread index and be protected by automatic sprinklers. -- Sec. 803.6.2
4. Expanded vinyl wall coverings shall comply with the requirements for textile wall and ceiling materials. -- Sec. 803.7
5. Toilet room floors shall have a smooth, hard nonabsorbent surface that extends upward onto the walls at least 6 inches. -- Sec. 1210.1
6. Walls within 2 feet of urinals and water closets shall have a smooth, hard nonabsorbent surface, to a height of 4 feet above the floor. -- Sec. 1210.2

INSULATION NOTES:

1. Insulating materials shall have a flame-spread rating of no more than 25 and a smoke developed index of not more than 450. -- Sec. 719.2 (concealed installation) and Sec. 719.3 (exposed installation)
2. Where such materials are installed in concealed spaces, the flame spread and smoke developed limitations do not apply to facings, coverings and layers of reflective foil that are installed behind and in substantial contact with the unexposed surface of the ceiling, wall or floor finish. -- Sec. 719.2.1

Foam plastic insulations are required to be protected. -- Sec. 2603

ADDITIONAL REQUIREMENTS:

For B occupancy

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ACCESSIBLE FACILITIES:

NOTE: Except as noted, section numbers listed below are from
ICC/ANSI A117.1-1998

WATER FOUNTAINS AND WATER COOLERS:

Accessible units must comply with the following:

1. Spout is to be within 36 inches of the floor. -- Sec. 602.4
2. Spout arranged for parallel approach shall be located 3 1/2 inches maximum from the front edge. Units with a forward approach shall have the spout 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the unit.
-- Sec. 602.5
3. Spouts shall provide a flow of water 4 inches height minimum.
-- Sec. 602.6

TOILET FACILITIES:

1. A 60 inch diameter turning space or T-shaped space is required in the toilet room. -- Sec. 603.2.1 and 304.3
Doors shall not swing into the clear floor space for any fixture.
603.2.3 See exception for rooms used for individual use.
2. Water closet shall be mounted adjacent to a side wall or partition. The distance from the side wall or partition to the centerline of the water closet shall be 16 to 18 in. Sec. 604.2
3. When the accessible water closet is not in a compartment:
Clearance around the water closet shall be 60 inches minimum, measured perpendicular to the side wall, and 56 inches minimum, measured perpendicular to the rear wall. -- Sec. 604.3.1
4. When the accessible water closet is in a compartment:
Wheelchair accessible compartments shall be 60 inches wide minimum measured perpendicular to the side wall, and 56 inches deep minimum for wall hung water closets and 59 inches deep for floor mounted water closets, measured perpendicular to the rear wall. -- Sec. 604.8.1.1
Compartment doors shall not swing into the minimum required compartment area. -- Sec. 604.8.1.2

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5. Grab bars shall have a circular cross section with a diameter of 1 1/4 inch minimum and 2 inches maximum, or shall provide equivalent graspability. -- Sec. 609.2
 The space between the wall and the grab bar shall be 1 1/2 inches. Sec. 609.3
 Grab bars shall be mounted in a horizontal position 33 inches minimum and 36 inches maximum above the floor. -- Sec. 609.4
 - a. Side wall grab bars are required to start within 12 inches of the backwall and extend to 54 inches from the back wall. (The minimum length of the bar is 42 in) -- Sec. 604.5.1
 - b. The rear bar shall be 24 in long minimum, centered on the water closet. Where space permits, the bar shall be 36 in long minimum, with the additional length provided on the transfer side. -- Sec. 604.5.2
6. The top of the water closet seats shall be 17 to 19 inches above the floor. -- Sec. 604.4
7. Accessible urinals shall be of the stall type or wall hung with the rim at 17 inches maximum above the floor. -- Sec. 605.2
8. Accessible lavatories shall be mounted with the rim 34 inches maximum above the floor. -- Sec. 606.3
9. Sinks shall be 6 1/2 inches deep maximum. -- Sec. 606.5
10. Water supply and drain pipes under lavatories shall be insulated or otherwise treated to protect against contact. -- Sec. 606.6
11. Mirrors shall be mounted with the bottom edge of the reflecting surface 40 inches maximum above the floor. -- Sec. 603.3

FIXTURE COUNT TABLE:

NAME	NUMBER OCC	RATIO M/F	WATER CLOSETS		LAVS		TUB	DRINKING
			MALE	FEMALE	M	F	SHOWER	FOUNTAIN

3rd. floor								
Office	80	50/50	1	1	1	1	0	1
Ratio = 1 per _____			50	50	80	80	--	100
Class Room	50	50/50	1	1	1	1	0	1
Ratio = 1 per _____			50	50	50	50	--	100
TOTAL FOR FLOOR			2	2	1	1	0	2
2nd. floor								
Office	80	50/50	0	0	0	0	0	0
Ratio = 1 per _____			--	--	--	--	--	--
Class Room	50	50/50	0	0	0	0	0	0
Ratio = 1 per _____			--	--	--	--	--	--
TOTAL FOR FLOOR			0	0	0	0	0	0

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1st. floor								
Office	100	50/50	1	1	1	1	0	1
Ratio = 1 per _____			50	50	80	80	--	100
Class Room	500	50/50	5	5	5	5	0	5
Ratio = 1 per _____			50	50	50	50	--	100
TOTAL FOR FLOOR			6	6	6	6	0	6
Basement floor 1								
Mechanical Room	10	50/50	1	1	1	1	0	1
Ratio = 1 per _____			50	50	80	80	--	100
TOTAL FOR FLOOR			1	1	1	1	0	1
BUILDING TOTAL			8	8	8	8	0	8

International Plumbing Code Section 403 and Table 403.1

In each bathroom or toilet room, urinals shall not be substituted for more than 67 percent of the required water closets. -- IPC Sec. 419.2

NOTE: The number of fixtures for a floor may not match total number of fixtures per area. The number of fixtures for the building may not match the total for the floors. The number of fixtures for each area and floor are rounded up to the next whole number. Totals are not rounded up until the total is obtained. If the fixtures only serve an area, use number shown for each area. If the fixtures serve an entire floor or building, use number shown for totals.

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ATRIUM REQUIREMENTS:

1. An automatic sprinkler system is required -- Sec. 404.3
Exception 1 Areas separated by a two hour fire barrier.
Exception 2 Ceiling of the atrium more than 55 feet above
the floor
2. A smoke control system shall be installed in accordance with
Section 909. -- Sec. 404.4
A firefighter's control panel shall be provided in the fire
command center. -- Sec. 909.16
The smoke control system shall be tested. -- Sec. 909.18
3. Atrium spaces shall be separated from adjacent spaces by a
1 hour fire barrier wall. -- Sec. 404.5
Exception 1: A glass wall forming a smoke partition where
automatic sprinklers are spaced 6 feet or less
along both sides of the separation wall or on the
room side only if there is not a walkway on the
atrium side. Glass shall be installed either in a
gasketed frame.
Exception 2: A glass-block wall assembly in accordance with
Section 2110 and having a 3/4-hour fire protection
rating.
Exception 3: The adjacent spaces of any 3 floors of the atrium
shall not be required to be separated from the
atrium where such spaces are included in computing
the atrium volume for the design of the smoke
control system.
5. Equipment required to provide smoke control shall be connected
to a standby power system in accordance with Sections 909.11.
-- Sec. 404.6
6. The interior finish of walls and ceilings of the atrium shall
not be less than Class B with no reduction in the class for
the sprinkler system. -- Sec. 404.7

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GLAZING REQUIREMENTS

All glazing in hazardous locations is required to be of safety glazing material. -- Sec. 2406.1

Locations: -- Sec. 2406.3

1. Glazing in swinging doors except jalousies.
2. Glazing in fixed and sliding panels of sliding patio door assemblies and panels in sliding and bifold closet door assemblies.
3. Glazing in storm doors.
4. Glazing in all unframed swinging doors.
5. Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any portion of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches above a standing surface.
6. Glazing in fixed or operable panels adjacent to a door where the nearest exposed edge of the glazing is within a 24-inch arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches above the walking surface.

Exception: Panels where there is an intervening wall or other permanent barrier between the door and glazing.

7. Glazing in an individual fixed or operable panel, other than those locations described in items 5 and 6 above, than meets all of the following conditions:
 - 7.1 Exposed area of an individual pane greater than 9 square feet.
 - 7.2 Exposed bottom edge less than 18 inches above the floor.
 - 7.3 Exposed top edge greater than 36 inches above the floor.
 - 7.4 One or more walking surfaces within 36 inches horizontally of the plane of the glazing.

See Exceptions.

8. Glazing in guards and railings regardless of the area or height above a walking surface.
9. Glazing in walls and fences enclosing indoor and outdoor swimming pools, hot tubs and spas where all of the following are present:
 - 9.1 The bottom edges of the glazing on the pool or spa side is less than 60 inches above the walking surface.
 - 9.2 The glazing is within 60 inches of the water's edge.
10. Glazing adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface when the glass is less than 60 inches above the plane of the walking surface.
11. Glazing adjacent to stairways within 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed glass is less than 60 inches above the nose of the tread.

See Exceptions.